

TOWN OF BRISTOL

Request for Proposal

Acquisition & Redevelopment of North Street Fire Station

Subject Property: Two buildings located at 32 North Street and are connected to Town water. Station One is the original fire station constructed in 1897. It is a 3,600 square foot structure consisting of two floors above grade and a full basement. The grounds consist of .21 acres with no marked parking spaces and little open land. Station Two was constructed in the 1970's. It is a 2,160 square foot structure on a slab. The location of the septic system for the subject property is unknown.

Background: The subject properties served as Bristol, Vermont's fire station from 1897 until 2016, when a new facility was constructed. On March 1, 2016, Bristol residents voted to sell the Fire Station. It is imperative the exterior historical integrity of Station One be preserved/restored to as it was in 1897. The Bristol Selectboard feels the redevelopment of Station One will best be achieved at the hands of an owner other than the Town of Bristol. The property, once sold, will generate revenue through real property assessment. Station Two need not be maintained or preserved.

The Town of Bristol is issuing this request for proposal in order to solicit and consider any and all future uses for the property. We will consider all reasonable responses that adhere to current zoning bylaws. Many factors will be used to determine the best application, including but not limited to price, economic impact on Bristol, conformity and complementation with neighborhood and downtown design and economic mix.

Disclaimer: The Town of Bristol reserves the right to refuse any and all applications. When proposals are considered of equal quality and value, preference may be given to firms/individuals residing in Bristol.

Contents of RFP Packet:

- November 21, 2014 Structural Engineering Report by Child's Engineering LLC.
- Lister Card
- August 3, 1972 Survey
- W.D. Benton's June 3, 2016 appraisal
- High Density Residential Zoning Regulations
- Name and Contact Information for Contact Person
- Pictures of the 1897 station

Process:

February 8, 2017
February 13, 2017

Applicants Responses Due
Applicants Present during Selectboard Meeting

TOWN OF BRISTOL

Acquisition & Redevelopment of North Street Fire Station

Application

Name

Mailing Address

Street Address (if different than above)

City, State and Zip

If the application is selected as one of the final two, and the applicant is an entity other than an individual, you will be required to provide a list of names and addresses of all primary stockholders, members, partners and/or owners.

Development/Rehabilitation Experience:

Please include a statement that describes your development or redevelopment experience. Please include the names and contact information for up to three (3) references if possible.

Intended Use:

Please attach a statement that describes, in detail, your intended use of the subject property.

Improvements – Exterior:

Please attach a statement that describes, in detail, any expected changes, alterations or improvements you expect to make to the exterior (including parking area and grounds) of the subject property.

Improvements – Interior:

Please attach a statement that describes, in detail, what the intended use of the property will be, and a floor plan layout.

Project Budget and Timeline:

Please attach a copy of your project budget, project timeline and anticipated completion date.

Project Financing:

Please provide a statement regarding how you intend to finance the acquisition of and improvements to the subject property. Please note the finalists will be required to demonstrate proof of funding.

Purchase Price:

The Town of Bristol has included in the RFP packet a copy of the appraisal completed on June 3, 2016 by W.D. Benton Appraisers, which details the fair market value of \$130,000 of the subject property in its current condition.

Please indicate your offer for the subject property: \$ _____

Please note the Town of Bristol, Vermont reserves the right to further negotiate all reasonable offers.

Applicant Certification:

I certify the following:

- If selected as one of the final two applicants, I/we are prepared to demonstrate funding for the project.
- If selected as one of the final two applicants, I/we are prepared to make a detailed presentation, including drawings, to the Selectboard and general public.

Signature

Printed Name (Applicant or Authorized Agent)

Address

Phone Number and email address

Submission of Proposal:

Please mail one (1) original and five (5) copies of your proposal, attachments and support materials to:

Town of Bristol
Attn: Town Administrator
P.O. Box 249 – 1 South Street
Bristol, Vermont 05443

Childs Engineering LLC

240 Lefebvre Lane
Williston, VT 05495
802-879-4968

November 21, 2014

Project No. 1454

Ms. Therese Kirby, Town Administrator
Town of Bristol
P.O. Box 249 – 1 South Street
Bristol, VT 05443

Re: **Bristol Fire Station**
32 North Street
Bristol, VT

Dear Therese;

I have completed my structural analysis for the Bristol Fire Station and present my findings and recommendations in this report. The purpose of my investigation was to determine if the First and Second floors were safe to use for their intended purposes and to address concerns about the hardwood floors heaving and the basement floor slab sinking.



Building Description and History

The Fire Station is a two story, wood frame structure with full basement built in 1897. It was originally built as a fire station but the equipment back then was much lighter. Now heavy trucks have replaced hand drawn carts so multiple lines of shoring were added in the basement to reinforce the floor sufficiently to support modern equipment. See attached framing plans.

The building measures about 50'-5" x 24'-5" on the outside with an eave height of about 23 ft. The ridge is about 33 ft. above the ground and the roofing is slate.

Originally, the Fire Station was built with a single wide door opening in the front. At some point, this was replaced with two overhead doors that take up most of the front wall. The two doors are obviously necessary if two vehicles are parked side by side but with little front wall left, there isn't much resistance to lateral forces caused by wind and earthquake.



Code Requirements

The roof and floor load requirements in Vermont are derived using the 2012 *Vermont Fire & Building Safety Code* in conjunction with the 2012 edition of the *International Building Code* and *ASCE 7-10 Minimum Design Loads for Buildings and Other Structures*. The Code considers fire stations to be essential facilities so they need to withstand higher wind, snow and earthquake forces than non-essential buildings. For purposes of my analysis, I assumed the

structure would continue to be a fire station. If the use were going to change to something like an office or residence, than some of the loading requirements will change accordingly.

Under the current codes, the design live load requirements for this structure are as follows:

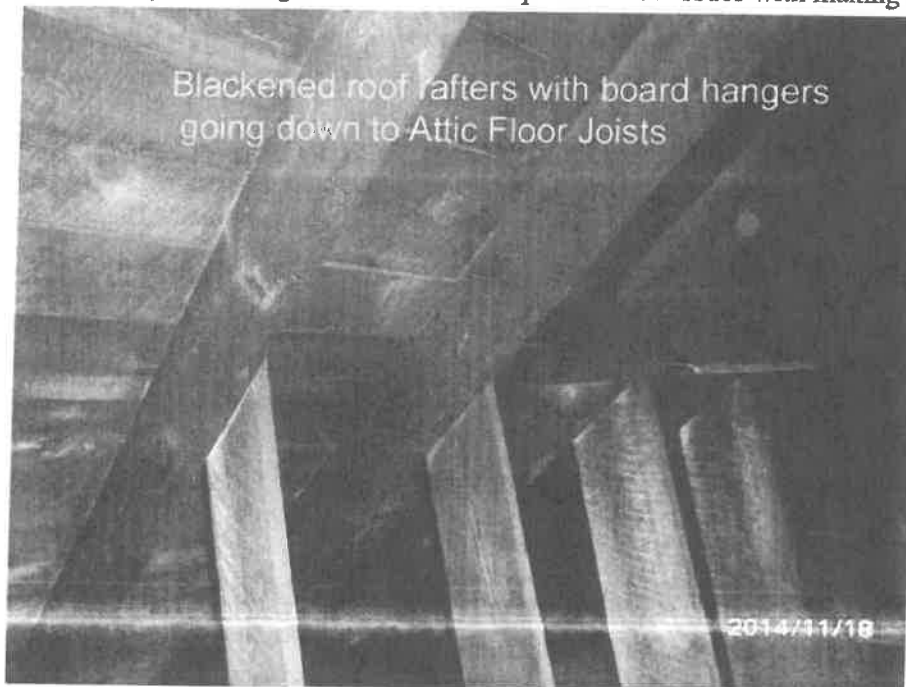
- Roof Snow Load---24 PSF (based on ground snow load of 50 PSF, and steep sloping, slippery roof)
- Second Floor Meeting room---100 PSF
- First Floor Garage/Meeting room---100 PSF*

* Fire Truck Wheel loads of 8000 lbs were used in my analysis based on tandem wheels and 40,000 lb total truck weight.

Roof Framing

Roof rafters support both the roof and the attic floor (same as 2nd floor ceiling), because the attic floor joists are hung from the rafters. Considering both the snow load and the attic floor load, the roof rafters are slightly overstressed (4%) but the amount of overstress is small enough that they should still be okay.

The roof rafters are charred in the back part of the bldg and blackened in the front as a result of an old fire. The charred rafters have a slightly diminished capacity but again, they should still be okay. If the structure were an office building or residence instead of a Fire Station, the snow load would be less and the rafters would probably check out. Note that an easy way to increase the roof capacity would be to change the roofing to something lighter than slate. For example, changing from slate to standing seam would increase the roof snow load capacity about 8 PSF or 30 percent though there might be some historic preservation issues with making the change.



Bell Tower

The Bell Tower is framed with four 6 x 6 wood posts that are supported at the attic floor, penetrate the roof and rise to frame the Bell Tower Roof. I probed the exterior wood posts and they seemed sound (i.e. no rot).

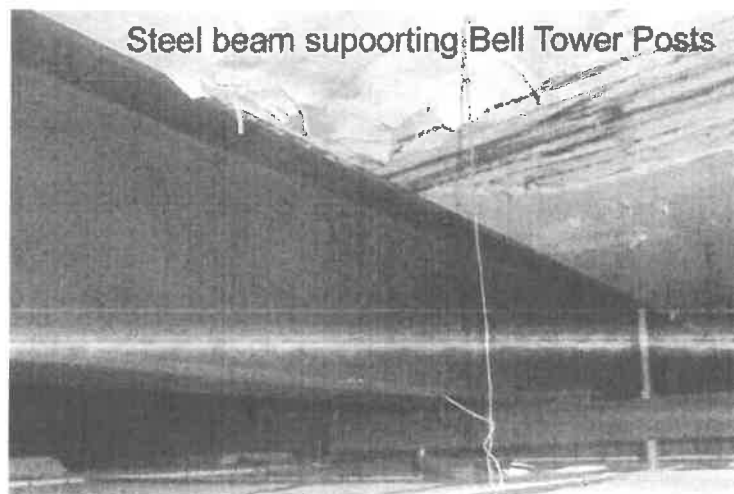
The Bell itself is supported on a 2x plank that just bears on the floor of the Bell Tower. The plank is weathering and should be replaced in the next few years. There are 2 bolts attaching the bell to the plank at each corner but the bolts don't extend into the building.



Plank on Bell Tower Floor supporting Bell

Attic Floor Framing

The attic floor joists (same as 2nd floor ceiling joists), are hung from the roof rafters and are okay structurally. The Bell Tower posts are supported by the attic floor joists but a new steel beam was installed under the two back posts to provide supplemental support. The new beam is adequate to support the Bell Tower.



Steel beam supporting Bell Tower Posts

Second Floor Framing

The second floor joists are 2"x11-3/4" spaced at 12" o/c and span from one sidewall to the other. The joists have a live load capacity of 40 PSF but unfortunately, for an assembly space, the required live load capacity is 100 PSF so the existing joists are not adequate.

There are several options for reinforcing the floor but the simplest would be to install a support beam lengthwise along the centerline of the building. This support beam would need support posts or, if a line of interior columns were objectionable, the support beam could be supported by cross beams so that the posts would be along the outside walls. See SK2. Note that if the 2nd floor space were used for residential purposes, then reinforcing wouldn't be required since the live load requirement for residential occupancies is 40 PSF. Until the floor is reinforced, the floor load should be limited to no more than 40 PSF

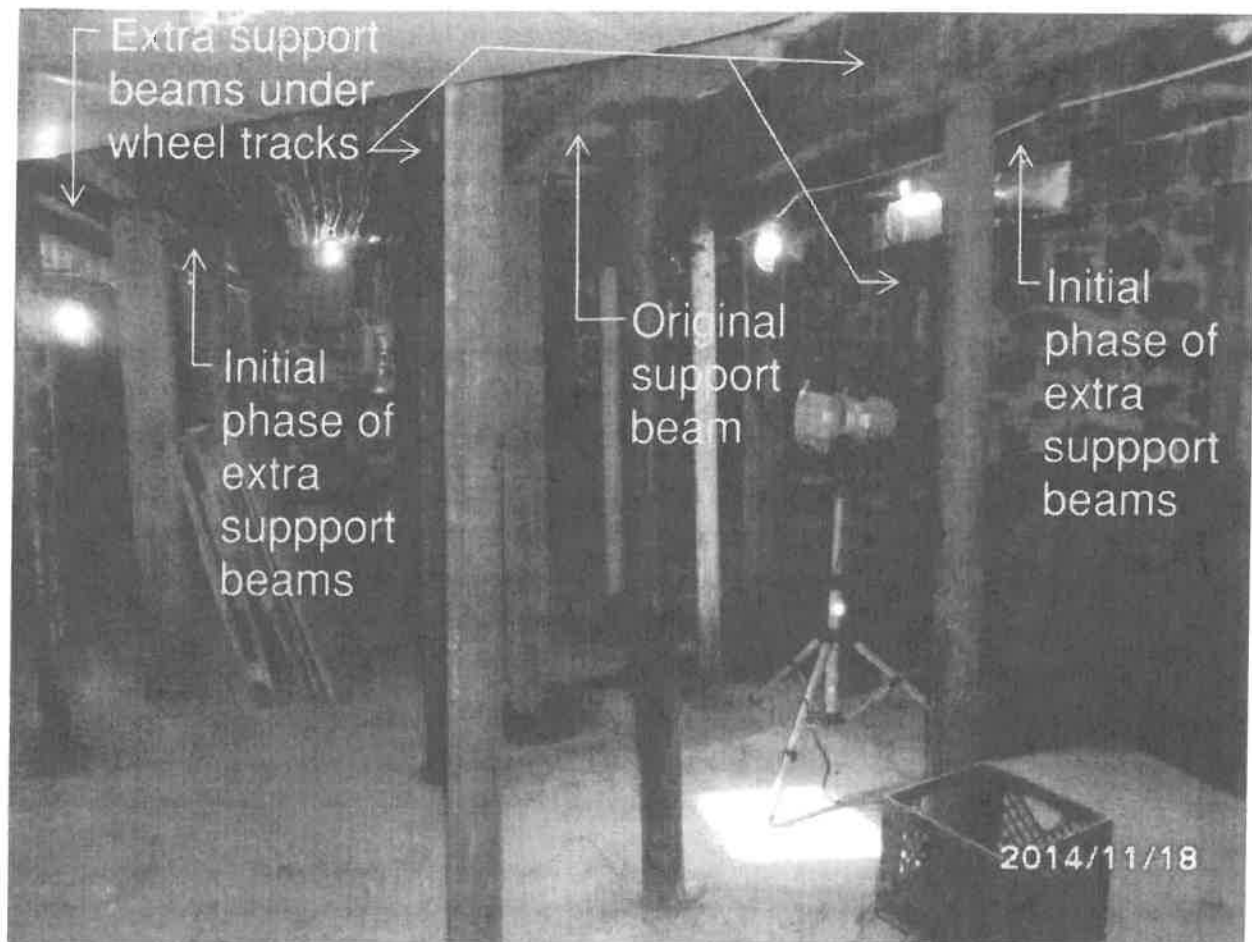
There is a pool table on the 2nd floor and the floor sags under its weight. The floor should be okay assuming the pool table doesn't weigh more than 1000 lbs. The 1000 lbs assumed weight is probably about right since that would produce a 7/8" sag in the floor which is close to the actual.



First Floor Framing

The first floor joists are 1-3/4"x 9-7/8" spaced 16" o/c and supported at the exterior basement walls and with a 6x8 wood beam lengthwise along the building centerline. With this configuration, the floor has a live load capacity of about 130 PSF which is adequate for most uses. Over time however, heavier and heavier trucks were parked in the building so additional support beams were added. I suspect the first additional support lines were located under the centerline of each bay. This might have worked for lighter trucks but as the equipment became heavier, additional supports were added that aligned with the wheel tracks of the trucks. The

sum of all this is that there are 7 lines of support distributed over the 20.5 ft. width between basement walls.



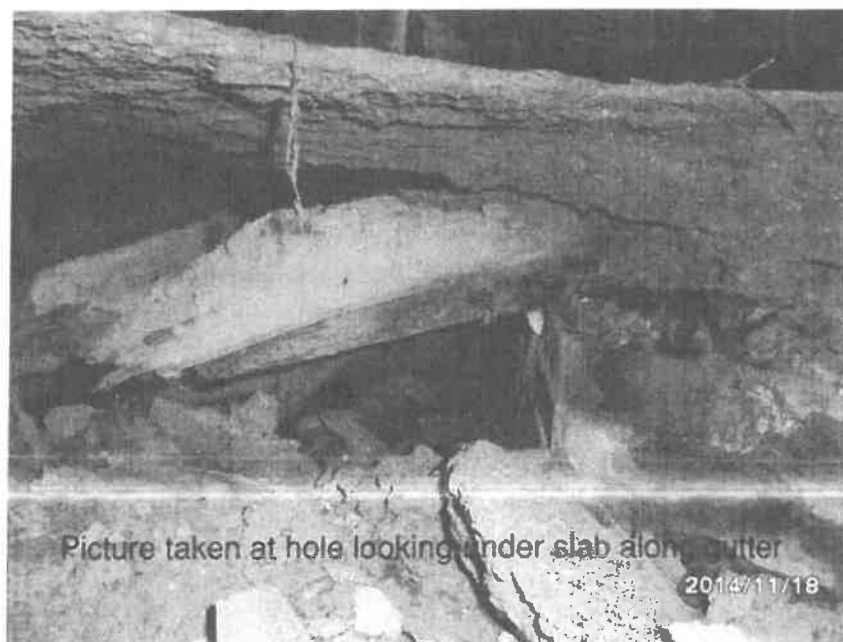
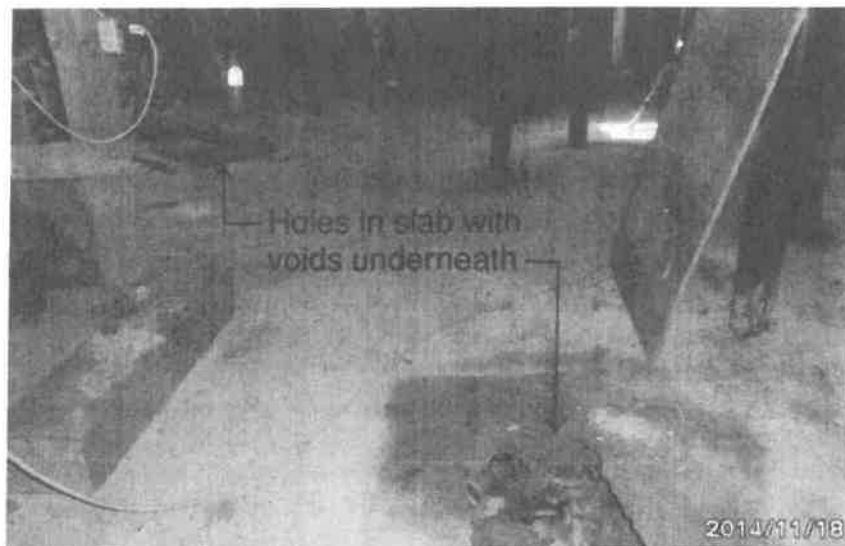
With all the supplemental support, the floor has sufficient theoretical capacity to support the fire trucks as long as the shoring extends for the length of the trucks. However, there are issues with the foundations (see below), and until those are resolved, no trucks should be parked in the building.

Note that the shoring lines for the south bay don't appear to align well with the wheel tracks and only extend about 18 feet. This shoring should be repositioned to coincide with the truck wheel spacing and lengthened if necessary. Also, the shoring line along the middle of the building appears to be missing a support post near the back of the building and an additional post should be installed. See SK1.

Foundations

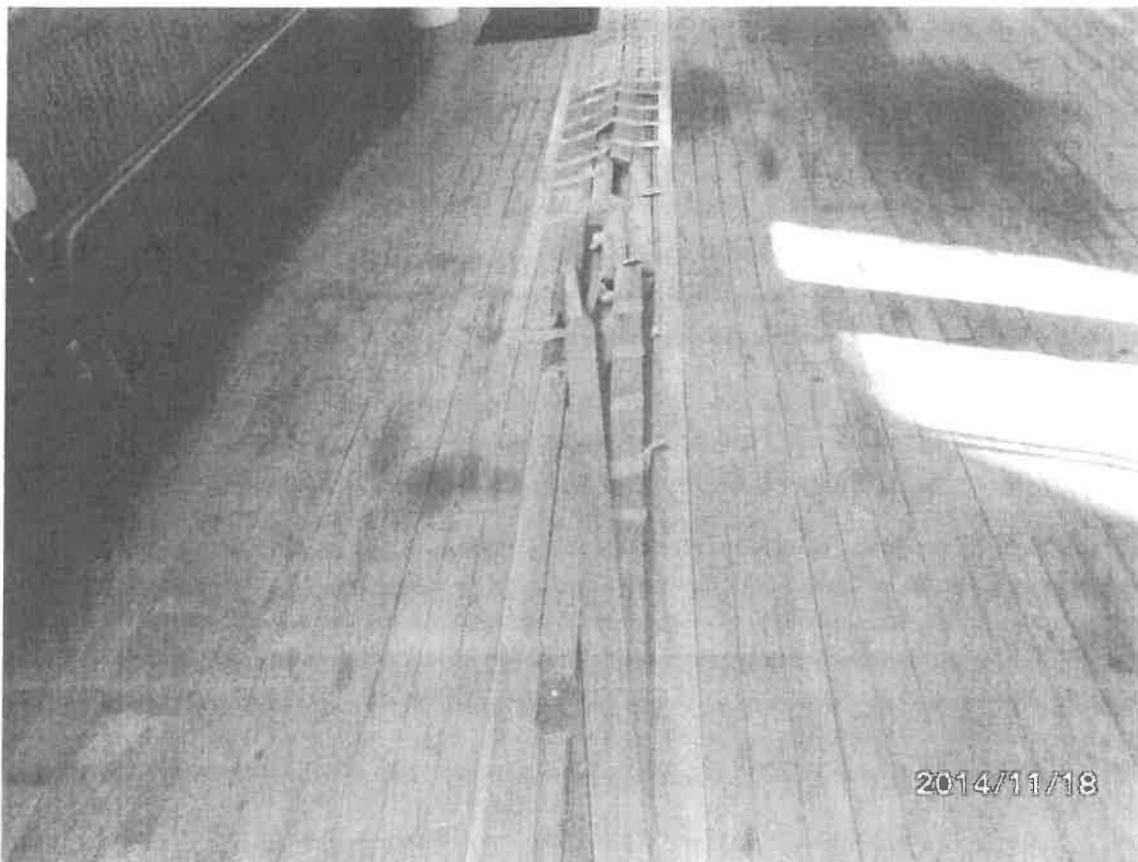
The basement slab has several gaping holes where there is no soil or support under the slab. There are also areas where the slab is significantly depressed indicating loss of support at those areas as well. Looking into the holes, there appears to be a gutter of sort under the slab and the slab has caved into the gutter. Furthermore, the town reports that there is a septic tank under the slab which might be failing and contributing to the problem. In any case, the floor slab should be removed so that the extent of voids and causes can be determined. The main concern is that the support posts for the First Floor need adequate support to function properly and this is uncertain given the slab issues. Note that it is possible that the gutters under the building could have been left over from some previous building located at the site.

The basement walls are laid-up, mortared stone. For the most part, they are okay but some areas need repair and repointing.



Hardwood Floor issues

I do not know for sure why the hardwood floor on the first level is coming up but I suspect that it has to do with the truck wheel loads flexing the floor joists and over time, the nails have loosened and the floor released. If there is no truck in the south bay and a truck is moved into the north bay, the floor joists under the north bay will sag down and in the process, the joists under the southern bay will bow upward. This happens because the joists are one piece from basement wall to basement wall but have intermediate support which could cause a see-saw effect (one side goes down, the other side goes up) Issues with the foundations might also be contributing to the problem as well as backing trucks beyond the end of the shoring below.



Other Issues

There is very little wall left at the front of the building because of the two overhead doors. The building seems to be working okay but some amount of wall is necessary to provide resistance to lateral forces caused by wind and earthquake. I have not calculated these forces but know for sure that the current building does not provide enough resistance.

The hardwood floor on the 2nd floor has also heaved slightly. It isn't as severe as the on the 1st floor and again, I am not sure exactly why it is happening. It could be related to some of the foundation issues.

The back corner of the building has a patch near the eave where a roof leak caused the studs and siding to rot. The rotten studs should be repaired and sistered to reestablish the strength. A repair detail I developed for a similar situation is attached; see SK5.

Recommendations

The roof, attic and bell tower are all okay except that a new pressure treated plank will probably be necessary under the bell in the next several years. The second floor needs additional support and I suggest a beam down the middle supported by cross beams with columns along the exterior walls. See attached sketch SK2. These new columns and cross beams serve a dual purpose because they will help support the 2nd floor and also provide lateral resistance to compensate for the lack of wall where the overhead doors are.

The basement floor slab should be removed and the sub-slab conditions investigated. At the same time, the foundations for the many posts in the basement can be checked to make sure they are adequate. The shoring lines can be repositioned if necessary so they align with the wheel tracks and extend as far as necessary. A new shoring post will be necessary near the back of the building to support the main beam along the centerline. The stone basement wall should also be repointed and repaired where necessary.

The rotten studs at the back corner should be repaired and the siding and corner board repaired as well.

Disclaimer

My analysis and this report are based on information that I could see at the site; some of which was through small access holes. I believe the information is correct but since much of the structure is concealed behind finishes, there might be hidden conditions that might need addressing (rotten wood being the most likely).

Summary

In summary, the loading on the Second Floor of the fire station should not exceed 40 PSF until it is reinforced. The First Floor should not be used to park trucks until the conditions below the basement slab are investigated and firm support for the shoring posts is verified. Once support for the posts is confirmed or established, trucks can park on the floor.

The hardwood floor probably worked loose because the floor joists flex as trucks are moved in and out. Establishing firm support for the shoring posts and even anchoring the floor joists down to the shoring beams should help prevent upward bowing of the floor joists and subsequent heaving and loosening of the hardwood floor. From a practical standpoint though, hardwood flooring is not the best surface for a garage.

Ms. Therese Kirby
Bristol Fire Station, Bristol, VT

November 21, 2014
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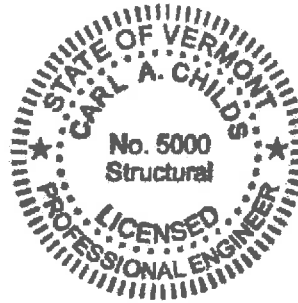
Thank-you for this opportunity to provide structural engineering services. Please call if you have any questions or comments.

Sincerely yours,

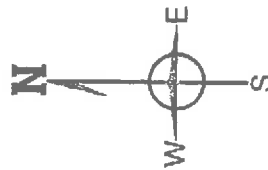
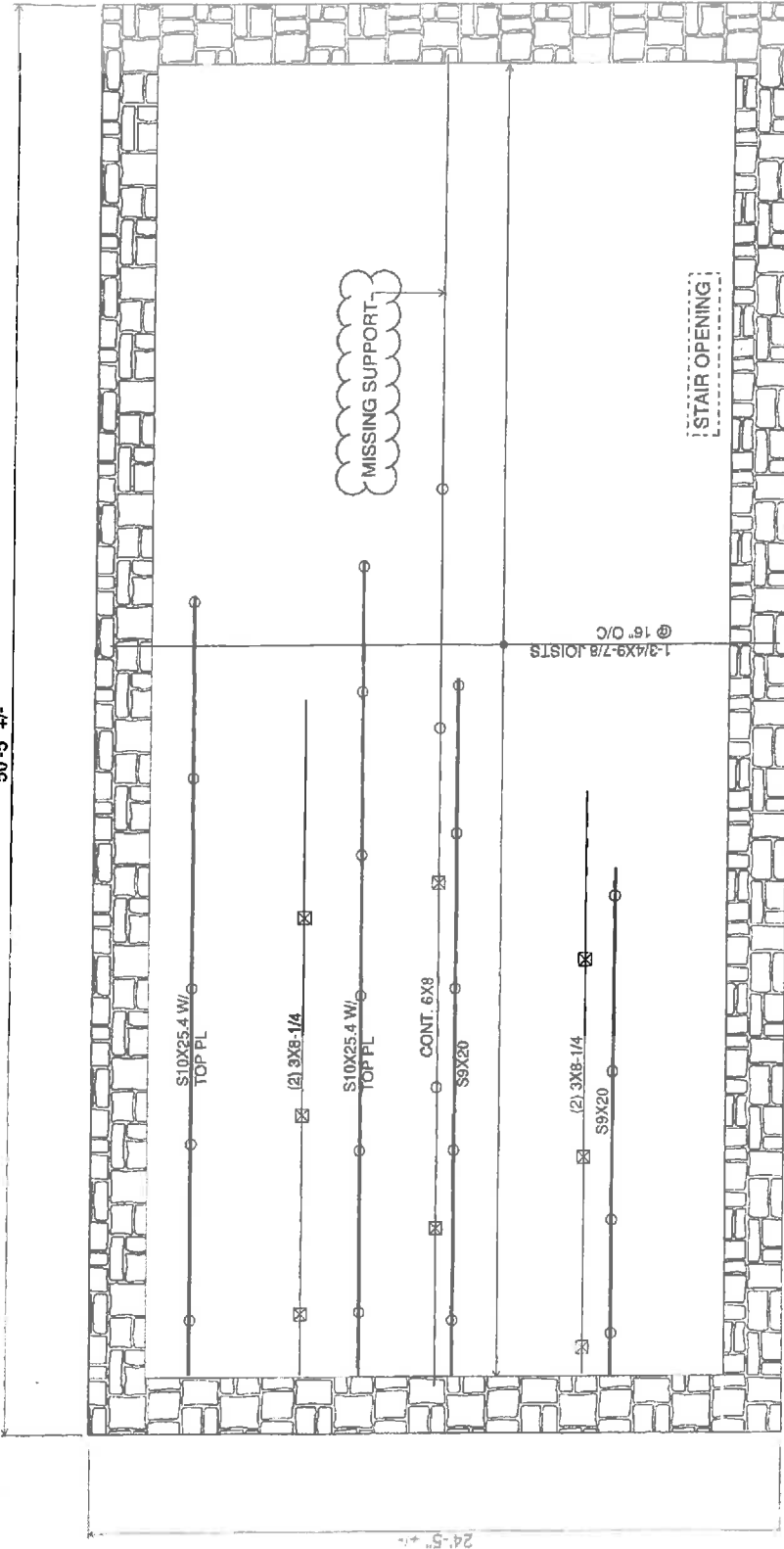
Childs Engineering LLC



Carl A. Childs, PE
President



50'-5" +/-

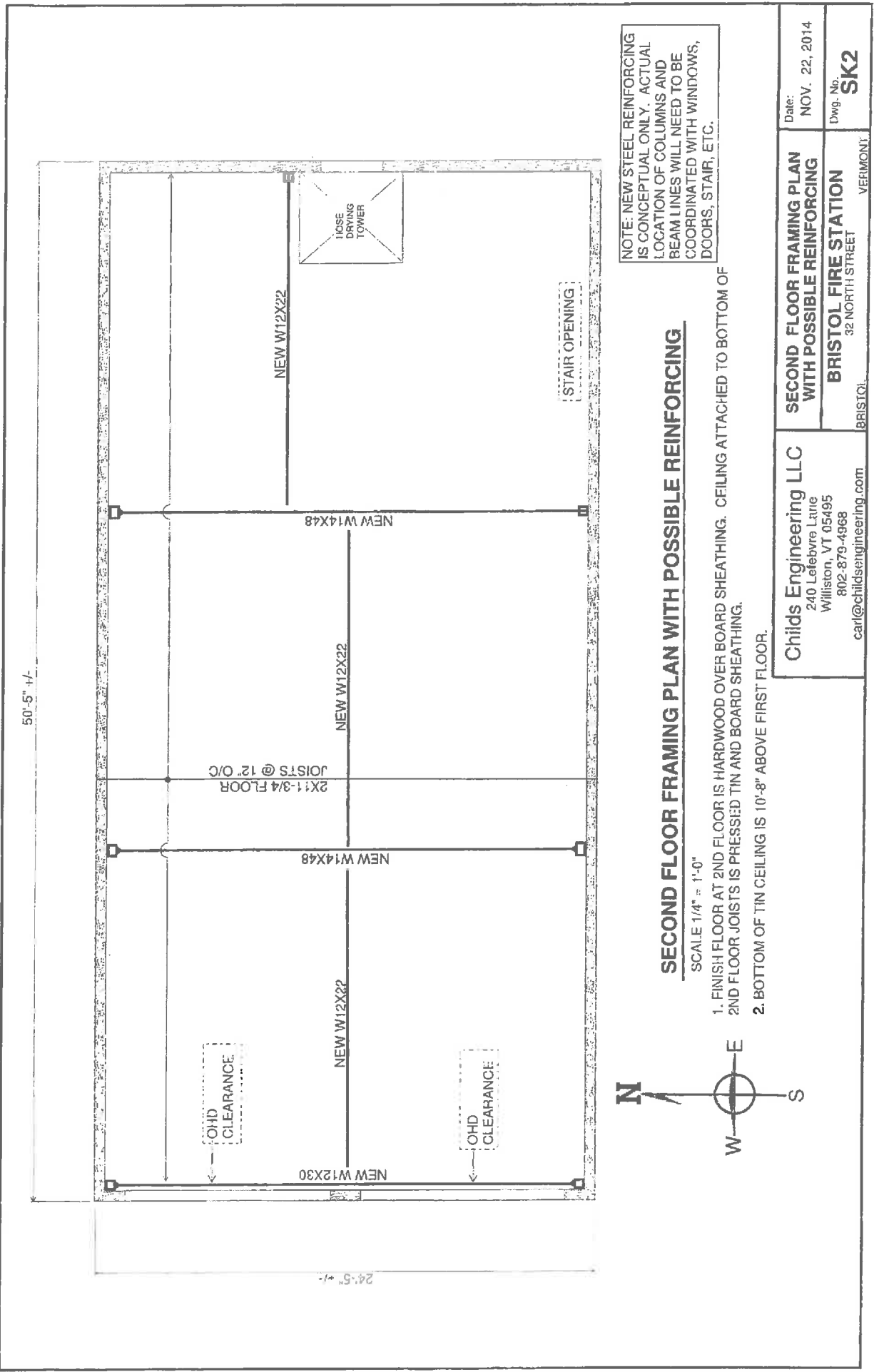


FIRST FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

1. FINISH FLOOR AT 1ST FLOOR IS MOSTLY HARDWOOD OVER BOARD SHEATHING.
2. BASEMENT SLAB ELEVATION VARIES BUT THERE IS ABOUT 7'-10" FROM TOP OF SLAB TO BOTTOM OF FLOOR JOISTS.

Childs Engineering LLC 240 Lefebvre Lane Williston, VT 05495 802-879-4968 carl@childsengineering.com	FIRST FLOOR FRAMING PLAN	Date: NOV. 22, 2014
	BRISTOL FIRE STATION 32 NORTH STREET BRISTOL VERMONT	Dwg. No. SK1



SECOND FLOOR FRAMING PLAN WITH POSSIBLE REINFORCING

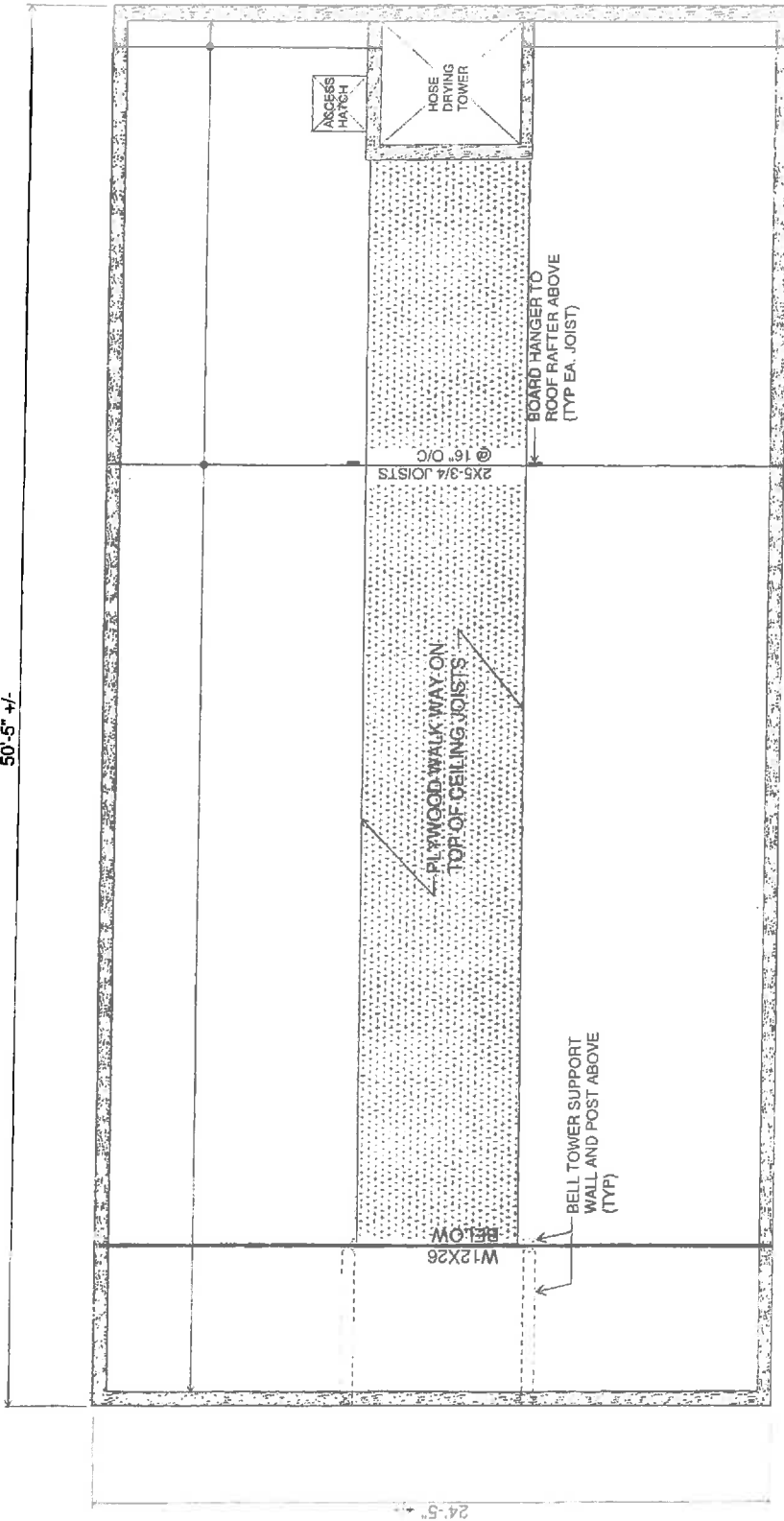
SCALE 1/4" = 1'-0"

1. FINISH FLOOR AT 2ND FLOOR IS HARDWOOD OVER BOARD SHEATHING. CEILING ATTACHED TO BOTTOM OF 2ND FLOOR JOISTS IS PRESSED TIN AND BOARD SHEATHING.
2. BOTTOM OF TIN CEILING IS 10'-8" ABOVE FIRST FLOOR.

NOTE: NEW STEEL REINFORCING IS CONCEPTUAL ONLY. ACTUAL LOCATION OF COLUMNS AND BEAM LINES WILL NEED TO BE COORDINATED WITH WINDOWS, DOORS, STAIR, ETC.

Childs Engineering LLC 240 Lefebvre Lane Williston, VT 05495 802-879-4968 carl@childsengineering.com	SECOND FLOOR FRAMING PLAN WITH POSSIBLE REINFORCING	Date: NOV. 22, 2014
	BRISTOL FIRE STATION 32 NORTH STREET BRISTOL VERMONT	Dwg. No. SK2

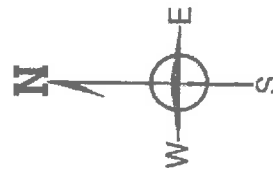
50'-5" +/-



ATTIC FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

1. THERE ARE TWO CEILINGS SUPPORTED BY ATTIC FLOOR JOISTS. ORIGINAL LATH AND PLASTER IS ATTACHED DIRECTLY TO BOTTOM OF JOISTS. A SUSPENDED ACOUSTIC TILE CEILING WITH METAL GRID IS ABOUT 18" BELOW THE ORIGINAL LATH AND PLASTER CEILING.
2. BOTTOM OF ORIGINAL LATH AND PLASTER CEILING IS ABOUT 10'-9" ABOVE 2ND FLOOR.



Childs Engineering LLC

240 Lefebvre Lane
Williston, VT 05495

802-879-4968

carl@childsengineering.com

ATTIC FLOOR FRAMING PLAN

BRISTOL FIRE STATION

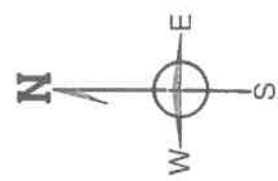
32 NORTH STREET

BRISTOL

VERMONT

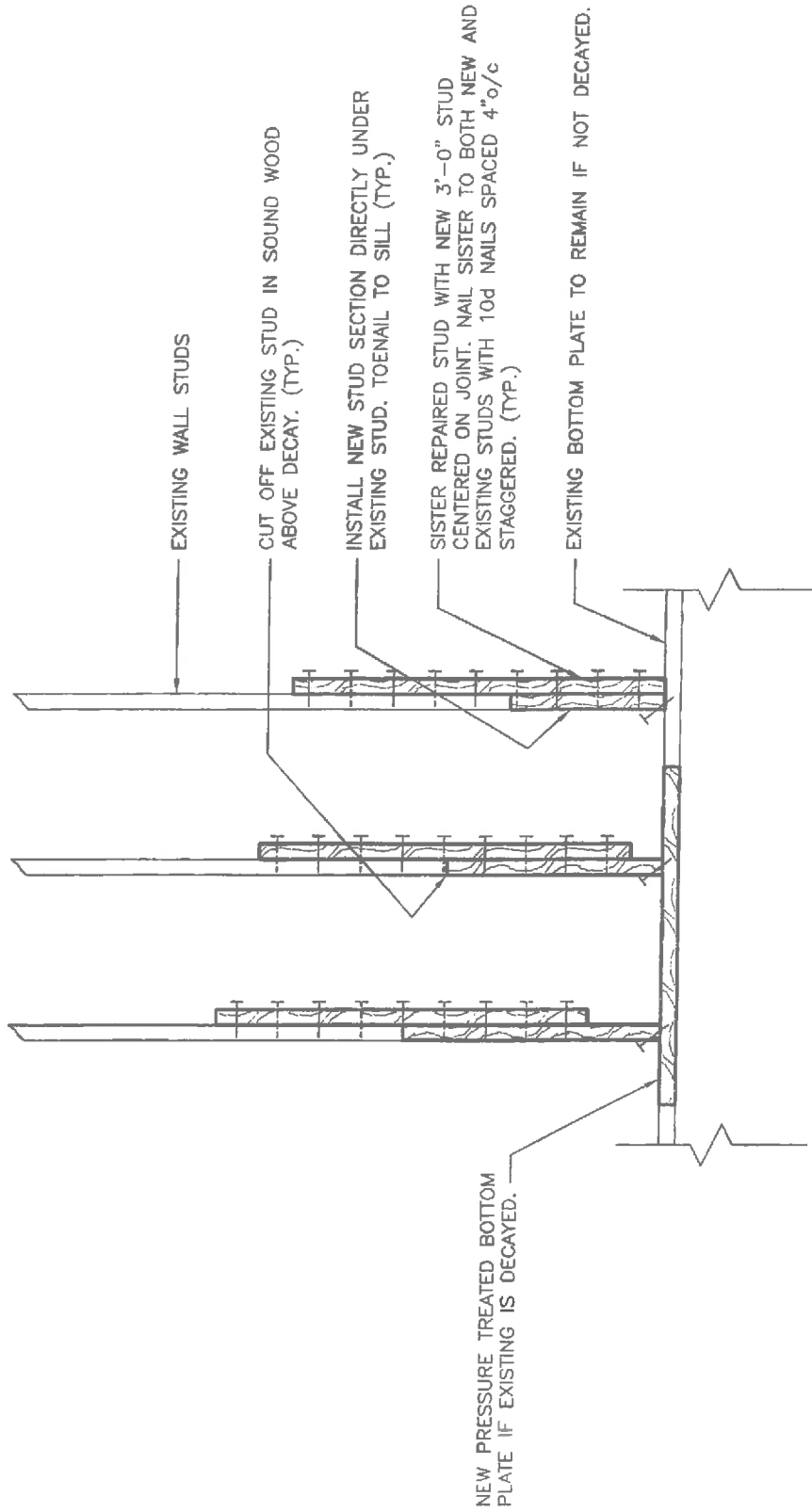
Date: NOV. 22, 2014

Dwg. No. SK3



3. ROOF PITCH IS APPROXIMATELY 10:12.

Dwg. No. **SK4**



DECAYED STUD REPAIR DETAIL

SCALE: $\frac{3}{4}" = 1' - 0"$

- 1) REMOVE AND REPLACE SIDING, SHEATHING, INSULATION, VAPOR BARRIER, FINISHES, ETC. AS REQUIRED TO COMPLETE REPAIR.

Childs Engineering LLC

240 Lefebvre Lane

Williston, VT 05495

802-879-4968

carl@childsengineering.com

DECAYED STUD REPAIR DETAIL

Date: NOV. 22, 2014

BRISTOL FIRE STATION

32 NORTH STREET

BRISTOL

VERMONT

Dwg. No.

SK5

W. D. BENTON INC., APPRAISERS

302 Main Street
Post Office Box 52
Vergennes, Vermont 05491

BILL FOR APPRAISAL SERVICES

June 3, 2016

Therese Kirby
Town Of Bristol

Sent via Email: bristoltown@gmavt.net

Summary Narrative Appraisal:

Client:	Town of Bristol	
Property:	32 North Street	Bristol, VT
Fee:	\$300.00	

Thank you. Your business is appreciated.

Appraisal fees are due and payable within 30 days of the date of this billing. Interest will accrue monthly at a rate of twelve percent (12%) per annum for overdue payments. In the event this bill remains unpaid, client is responsible for costs of collection thereof, including reasonable attorney's fees, court costs, etc.

If you have any questions, please do not hesitate to contact me.

William D. Benton
Certified Residential Appraiser

W. D. BENTON INC., APPRAISERS

302 Main Street
Post Office Box 52
Vergennes, Vermont 05491

June 3, 2016

Therese Kirby
Town Administrator

Sent via Email: bristoltown@gmavt.net

RE: Summary Appraisal of 32 North Street Bristol, VT

Dear Ms. Kirby,

At your request, I have performed an inspection of the property located at 32 North Street in Bristol, VT., and prepared an estimate of market value as of May 24, 2016. The property is identified as parcel 235025 and is recorded in Book 41 Page 416 of the Bristol Land Records.

This report is a restricted report and is intended for use only by the above named client for personal financial purposes. The appraiser restricts the use to the above named client and limits the reliance of this appraisal to the named client. Use of this report by other parties is not intended by the appraiser, and reliance on this report by other parties does not elevate them to the status of intended user.

The purpose of this report is to estimate the fair market value of the property. Estimate of market value being defined as:

The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue

stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1.) buyer and seller are typically motivated; (2.) both parties are well informed or well advised, and each is acting in what he considers his own best interest; (3.) a reasonable time is allowed for exposure in the open market; (4.) payment is made in cash or its equivalent; (5.) financing, if any, is on terms generally available in the community at the specified date and typical for the property type and its locale; (6.) the price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs, or credits incurred in the transaction.

I As defined by the Federal National Mortgage Association on Form 100413.

The scope of the work involved in the appraisal product and preparation of the appraisal assignment includes a highest and best use analysis and a sales comparison analysis. The cost and income approaches to value were not considered to be reliable value indicators for this property. The property was inspected, market data was researched and a sales comparison analysis was performed. The adjusted values were reconciled into a final estimate of market value.

The appraiser certifies that he has geographic competency to perform the appraisal. W.D. Benton's appraisal practice has been limited to Addison County, Vermont since 1981.

The appraiser is not a building inspector, structural engineer or environmental expert. The appraiser has made a visual inspection of readily accessible areas of the property. The appraiser did not inspect attic spaces, crawl spaces or areas where access was not readily available. Needed repairs and deterioration are noted when the appraiser identifies items that lack the necessary quality or condition that would render them the standard in the local market. The appraisal has been performed under the extraordinary assumption that all mechanical systems were in working order as of the effective date of the appraisal. The determination of structural and environmental items that adversely affect the property may be outside of the appraiser's expertise.

The appraiser has made every effort to incorporate reliable data in this report. Data has been reviewed from the Northern New England Real Estate Network, Vermont Property Transfer Tax Data, Real Data Corporation, Addison County Realtors and Appraisers and the appraiser's inhouse files. This data was verified in a manner that would be consistent with the appraiser's normal course of business.

The property consists of a .21 acre parcel of land with municipal water and on site septic. Zoning is High Density Residential with a 12,000 sf. lot size minimum for residential use. Accessory uses are allowed with conditions. The property is ca. 1897 fire station with a full basement, 1200 sf. first floor with office, half bath and garage and 1200 sf. finished area on the second floor. Amenities include a 2160 sf. heated garage/shop on a slab. The condition of the property is average. A structural report indicates repairs should be undertaken. On site septic capability may be available with additional engineering.

The highest and best use of the property may include: single family residence, professional office or community facility.

Determination of Value: Market Approach to Value

The appraiser has investigated sales of similar properties in the effective market area and performed a sales comparison analysis between the subject and the comparable sales. The indicated values were then reconciled into a final estimate of market value. A brief description of the sales reviewed follows.

Comparable #1: North Street New Haven, VT
Sale Price: \$190,000 Sale Date: August 2015
Site: 4.29 acre lot with private water and no septic.
Improvement: 10,320 sf. warehouse, built ca. 1970 & 2011 on a concrete slab. Amenities include an attached shed. Condition is average. Sale Price Per Square Foot: \$18.41

Comparable #2: 5335 Route 7 Ferrisburgh, VT
Sale Price: \$85,000 Sale Date: December 2013
Site: 5.01 acre lot with shared private water and septic.
Improvement: 2,457 sf. antique store, ca. 1850 on a slab.
Amenities include a detached shed. Condition is fair.
Sale Price Per Square Foot: \$34.60

Comparable #3: 210 Main Street Vergennes, VT
Sale Price: \$207,500 Sale Date: April 2013
Site: .10 acre lot with public water and septic.
Improvement: 4,076 sf. mixed use building, ca. 1880 on a partial basement. Amenities include an enclosed porch.
Condition is fair/average. Sale Price Per Square Foot: \$50.90

Comparable #4: 67 South Water Street Vergennes, VT
Sale Price: \$79,000 Sale Date: February 2016
Site: .40 acre lot with public water and septic.
Improvement: 1,421 sf. village style home, ca. 1880 with a 5-2-1 room count on a full basement. Amenities include an enclosed porch. Condition is poor/fair. Sale Price Per Square Foot: \$55.60

In the sales comparison analysis, consideration was given to sale date, location, site size, age, condition, gross living area, room count and amenities. The appraiser allocated a value per square foot to the fire station building as a possible residential use requiring repairs on a small lot requiring septic. A per square foot value was also allocated to the garage/shop building at contributory value.

Indicated Market Value of Subject:

Fire Station 2400 sf. x \$40.00 = \$96,000
Garage/Shop 2160 sf. x \$15.00 = \$32,400

Total Value: \$128,400 CALL \$130,000

Certification:

The undersigned does hereby certify that, except as otherwise noted in this report:

1. I have no present or contemplated future interest in the real estate that is the subject of this report.
2. I have no personal interest or bias with respect to the subject matter of this report or the parties involved.
3. To the best of my knowledge and belief, the statements contained in this report, upon which the analysis, opinions and conclusions expressed herein are based, are true and correct.
4. The report sets forth all of the limiting conditions affecting the analysis, opinions, and conclusions contained in this report.
5. This report has been made in conformity with the Uniform Standards of Professional Appraisal Practice as adopted by the Appraisal Standards Board of the Appraisal Foundation.
6. No one other than the undersigned prepared the analysis, conclusions and opinions concerning the real estate that are set forth in this report.
7. The fee received for this assignment is not contingent on the final appraised value.
8. I personally inspected the property that is the subject of this report.

Page 6

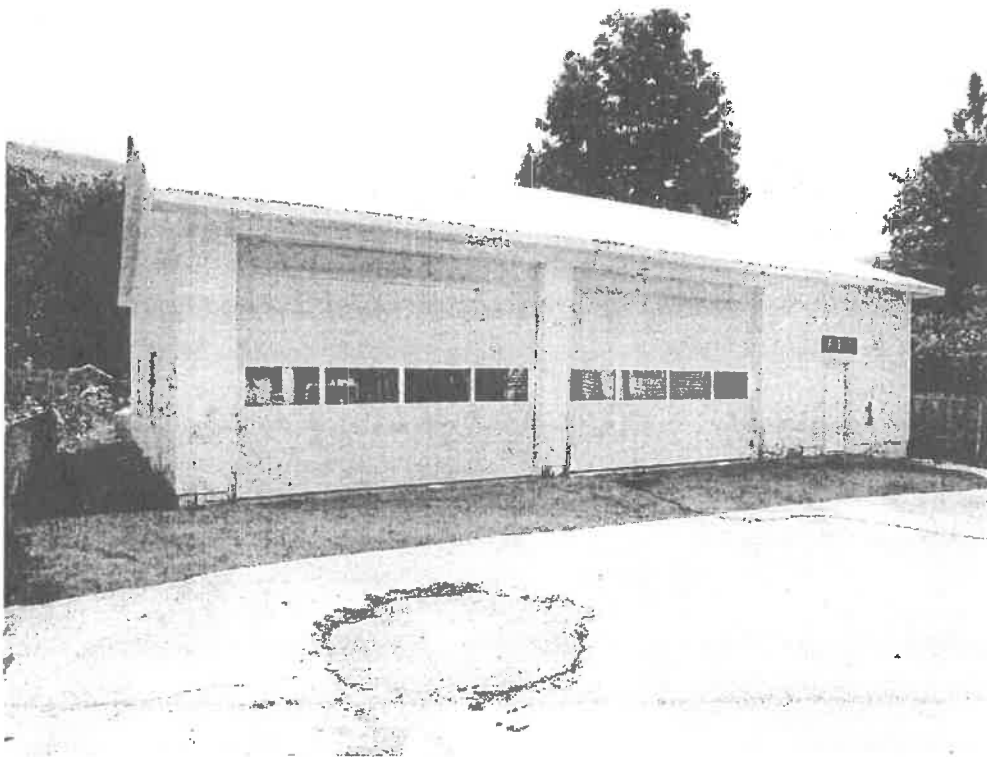
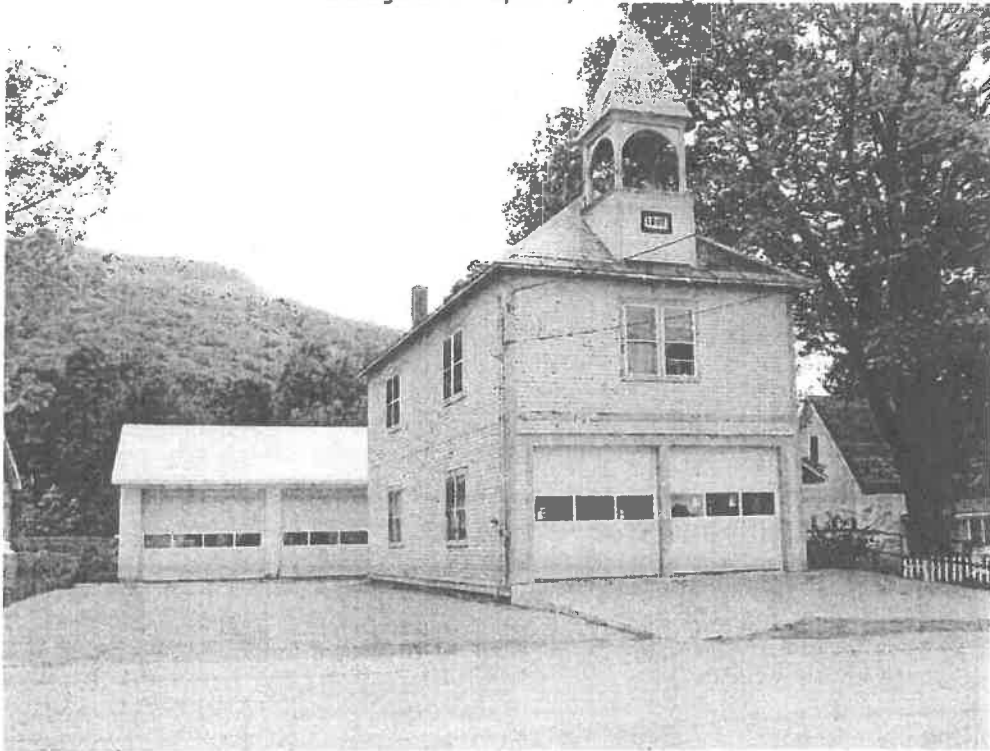
I hope you find this information helpful. If you have any questions please do not hesitate to contact me.

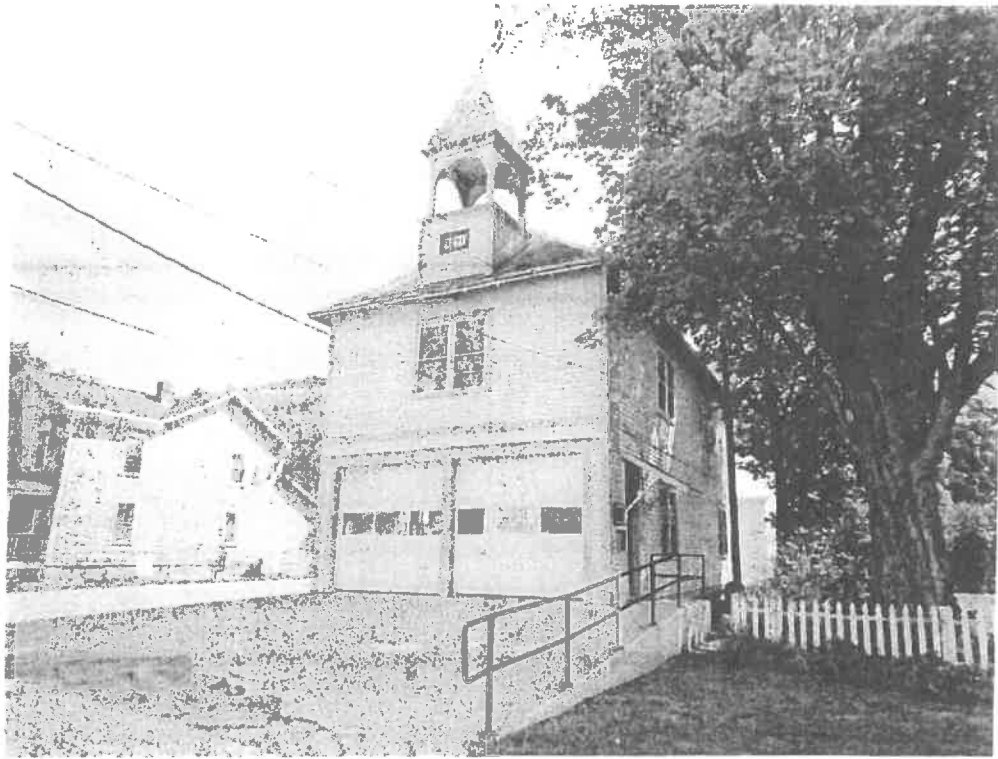
Sincerely,

A handwritten signature in dark ink, appearing to read 'W.D. Benton', written in a cursive style.

William D. Benton
Certified Residential Real Estate Appraiser
Vermont License Number: 79-0000063

Subject Property Photographs





Current zoning

Section 1009: HIGH DENSITY RESIDENTIAL (HDR)

A. Objectives and Guidelines

The district is substantially developed in residential use at high density. The district guidelines are intended to allow compatible in-fill residential development at a comparable density. In order to protect the existing character of the residential district all development must be in strict conformance with the regulations.

B. Permitted uses

1. By right uses

- a. One and two family dwellings
- b. Accessory building
- c. Home occupation

2. Conditional uses

- a. Multi-family dwelling
- b. Professional or business office
- c. Outdoor recreation facilities
- d. clinic
- e. Personal service
- f. Bed & Breakfast

- g. Veterinary Clinic
- h. Nursing Home
- i. Retirement Home
- j. Boarding House
- k. Community Facility
- l. Laundromat

C. Specific Regulations

	One and two family dwelling	Multi-family dwelling use	Non-residential
Lot Area Minimum	12,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.
Minimum acreage/ dwelling unit	6,000 sq. ft.	5,000 sq. ft.	
Lot Frontage Minimum	75 Feet	100 Feet	100 Feet
Lot Depth Minimum	100 Feet	100 Feet	100 Feet
Front Yard Setback Minimum*	40 Feet	40 Feet	40 Feet
Rear Yard Minimum*	25 Feet	25 Feet	25 Feet
Side Yard Minimum*	10 Feet	10 Feet	10 Feet
Lot Coverage Maximum	30 %	30 %	30 %
Building Height	35 Feet	35 Feet	35 Feet

* Front yard, side-yard and rear-yard setback requirements for barns, garages, sheds, open porches or decks may be further reduced by the Board of Adjustment if it can be demonstrated by the applicant that a pattern of reduced setbacks for these types of buildings has been established in the immediate area. The immediate area shall include at a minimum the two adjacent properties on each abutting side, and may be further defined by the Board of Adjustment if additional clarification is necessary. In the event that the Board of Adjustment does further define the immediate area, the Board shall issue findings of fact as part of the permit.

TOWN OF BRISTOL ZONING REGULATIONS

ARTICLE I: ENACTMENT, INTENT, REPEAL OF FORMER ZONING BY LAWS, AND DEFINITIONS.

Section 110: ENACTMENT

In accordance with the Vermont Municipal and Regional Planning and Development Act, Title 24 V.S.A., Chapter 117, hereinafter referred to as the "Act," and in accordance with Subchapter 6 thereof there are hereby established Zoning Regulations for the Town of Bristol, Vermont which are set forth in the text and map that constitute these regulations. These regulations shall be known and cited as the "Town of Bristol Zoning Regulations."

Section 120: INTENT

It is the intent of these Zoning Regulations to provide for orderly community growth and to further the purposes established in Section 4302 of The Act, and the statement of objectives of the Town Plan.

Section 123: APPLICABILITY

1. All land development or development in the Town of Bristol must comply with these regulations. As used herein, the term "land development" or development include: the division of a parcel into two or more parcels or the use of existing parcels in a way which increases the number of housing units on such parcels; the construction, reconstruction, conversion, exterior structural alteration that does increase the footprint, relocation, or enlargement of any building or other structure; any mining, excavation or landfill; any change in the use of any building or other structure, or land or extension of use of land; any increase in the number of driveway intersections, either in number or in units served, when said intersection adjoins or enters into a town or state highway.

2. Any land development or development not in accordance with these regulations shall be deemed prohibited.

Section 125: REPEAL OF FORMER ZONING BYLAWS

The Zoning Bylaws and Zoning Map for the Town of Bristol and the Village of Bristol in effect prior to the adoption of these Bylaws and Map are hereby repealed as of the effective date of these Bylaws and Map.

Section 130: DEFINITIONS

Except where specifically defined herein, all words used in these regulations shall carry their customary meanings. Words used in the present tense include the future, and the singular includes the plural; the word "lot" includes "plot"; the word "shall" is mandatory; "occupied" or "used" shall be considered as though followed by "or intended, arranged, or designed to be used or occupied"; "person" includes individual, partnership, association, corporation, company, or organization; and the word "street" is synonymous with "road."

Doubt as to the precise meaning of any word used in these regulations shall be clarified by the Planning Commission.

Within this document the terms "bylaws" and "regulations" are used interchangeably.

ACCESSORY DWELLING UNIT: See Section 594 herein.

ACCESSORY USE OR BUILDING: A building or use incidental, subordinate and reasonably necessary to the conduct of the principal building or use. Accessory use or building does not include any building or portion thereof used for living purposes. See Section 1014.

AGRICULTURAL USE: Land or structure used for raising livestock, growing agricultural or forest products, storing agricultural equipment, or, as an accessory use, selling agricultural products raised on the property.

ALTERATION: Structural changes, rearrangement, change of location or addition to a building.

— **HOME OCCUPATION:** Use of an accessory building or minor portion of a dwelling for an occupation which is customary in residential areas, and which does not change the character thereof, including but not limited to: dressmaking, home cooking, teaching, tourist or rooming house (no more than two roomers at anyone time), photo studio, child care or baby-sitting service (for either, no more than six children at any one time), attorney, architect, accountant, real estate broker, insurance agent, furniture making, repair or refinishing, cabinet making, bicycle repair, barber shop, beauty parlor, fix-it-shop, print shop shoe making or repair, and any and all other home occupation uses customary in residential areas and which do not change the character thereof. Home occupation does not include: the sale of property at retail, unless as a minor or subordinate part of a permitted home occupation; commercial stable or kennel; restaurant; tea room; musical or dance instruction to groups; garage or shop for the repair of motor vehicles; machine shop; mortuary; antique shop; gift shop; or uses similar to the foregoing. Also see Section 503 herein. —

HORTICULTURE: The science and art of growing fruits, vegetables, flowers, or ornamental plants.

HOSPICE: A residential facility where help is available for those who can no longer benefit from treatment to die as comfortably as possible, sharing among neighbors and friends, and where there is help to support and prepare their families for the period of bereavement.

HOTEL: See "Motor Lodge".

IMPERVIOUS SURFACE COVERAGE: That percentage of the lot area covered by building area and asphalt or concrete paving or compacted gravel surfaces.

INDUSTRY: See "HEAVY" OR "LIGHT"

JUNK YARD: land or building used for the collecting, storage or sale of waste paper, rags, scrap metal, or discarded material; or for the collecting, wrecking, dismantling, storage, salvaging or sale of machinery parts or vehicle parts (not in running condition).

KENNEL: Any lot or premise on which four or more dogs, at least four or more months of age, are kept. Except in the village district where the limit shall not exceed 2 dogs.

LAND DEVELOPMENT: See Section 123 above.

LIGHT MANUFACTURING OR INDUSTRY: The processing, assembly, distribution, or packaging, of natural or man-made products where such activity results in no substantial off-site impacts and all such activity and storage of raw or finished products is enclosed in a building or is screened from the abutting properties and public right-of-way. Such uses include but are not limited to the following: foundry; cabinet or furniture manufacturing; electronics manufacturing or assembly; machine shop; monument or stone works; sewing; printing; warehousing; wholesale trade; (or) research and testing laboratory; and other similar uses not of a commercial or retail nature with minimal need of customer traffic to facility.

LOADING SPACE: Off-street space, which is at least twelve feet wide, forty feet long, and fourteen feet high, not including access driveway, and having direct access to a road used for the temporary location of one licensed motor vehicle.

LOT: Land and premises, with or without buildings, having not less than the minimum area, width, and depth required for a lot in the district in which such land is situated, and having frontage on a road or other means of access as may be required elsewhere in these regulations. See Section 501.

LOT AREA: Total area within the property lines excluding any part thereof lying within the boundaries of a public road or proposed public road.

LOT, CORNER: Lot which has an interior angle of less than 135 degrees at the intersection of two roads.

LOT COVERAGE: That percentage of the lot area covered by the building area.

LOT DEPTH: Mean horizontal distance from the road line of the lot to its opposite rear line measured at right angles to the road line.

LOT FRONTAGE: Distance measured across the width of the lot at the road.

LOT LINE: Property lines bounding a lot.

ARTICLE V: GENERAL REGULATIONS

The provisions of these regulations shall be subject to such additions, modifications, or exceptions as herein provided by the following general regulations.

Section 501: EXISTING SMALL LOTS

Any lot in individual and separate and non-affiliated ownership from surrounding properties in existence on November 30, 1983 may be developed for the purposes permitted in the district in which it is located, even though not conforming to minimum lot size requirements, if such lot is not less than one-eighth acre in area with a minimum width or depth of forty feet. (Note that state regulations or permits may apply.)

Section 502: REQUIRED FRONTAGE ON, OR ACCESS TO, PUBLIC ROADS

No land development may be permitted on lots which do not have either frontage on a public road or, with the approval of the Board of Adjustment, access to such a road by a permanent easement or right-of-way at least 35 feet in width for permitted by-right uses and 50 feet in width for conditional uses. Also see Section 620 for additional access requirements.

Section 503: PROTECTION OF HOME OCCUPATIONS

No regulation herein is intended to infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which is customary in residential areas and which does not change the character thereof. To the extent that they are not consistent with the foregoing, home occupations are subject to the following:

- a) The business shall be operated by a resident in the principal building.
- b) The business shall be operated wholly within the principal building or accessory buildings and no goods, materials, or products shall be publicly displayed on the premises.
- c) Not more than two persons other than the residents shall be employed or conduct business from the premises.
- d) There shall be no exterior storage of materials, and no other exterior indication of the home occupation. Signs are permitted as specified in ARTICLE VII.
- e) As a home occupation may be considered an accessory use to a residential use, a home occupation is allowed in any district in which residential uses are also allowed. A zoning permit application shall be submitted to the Zoning Administrator so that a determination can be made as to whether the proposed use is, in fact, a home occupation as defined by these bylaws. The following shall be considered in judging whether a proposed use is a home occupation:
 1. Use shall not attract excessive vehicular traffic.
 2. Use shall not produce odors, fumes, or noises to such an extent as to be a nuisance to abutting property owners.

Section 504: INTERIOR LOTS

Existing or proposed lots shall have frontage as established in Article X: "Zoning District Regulations" on either a public ROW or a privately established ROW as generally detailed in these regulations except as further defined:

- 1) A lot at the end of a ROW will not require lot frontage along the ROW if it is found by the Board of Adjustment that a further development or access requirements along, or through, the end lot are unlikely.
- 2) Any dead end public road or established ROW shall have a means of vehicle turn around for, but not limited to, emergency vehicles as determined by the Board of Adjustment.

Section 510: LOTS IN TWO ZONING DISTRICTS

Where a district boundary line divides a lot of record at the time such line is adopted, the regulations for the less restricted part of such lot shall extend not more than

Proposed zoning to be voted on March 2017.

Home occupation
proposed changes attached.

High Density Residential (HDR)

A. Objectives and Guidelines

It is the purpose of this district to allow for continued, high-density residential and compatible small business uses within the neighborhoods extending north and east from downtown Bristol. This district is largely developed with single-family homes and it is the intent of these Regulations to protect the existing character and maintain the district's traditional settlement patterns and residents' quality of life.

B. Allowed Uses

Permitted (*Site Plan Review)

Exempt Uses (See SECTION 301)

Dwelling, single family
Dwelling, two-family
Dwelling, accessory
Home Occupation
Group Home
Family Childcare Home
Accessory Use or Building

* Educational Facility
* Place of Worship
* Community Center
* Club

B&B

* Inn/Guest Facility

Nature Preserve

Conditional Use Review

Dwelling, multi-family

Boarding House
Retirement Community
Daycare Facility

Government Office
Public Works Facility
Cultural Facility
Communications Antenna

Office
Media Studio

Recreation, Indoor

Veterinary Clinic

C. Dimensional Standards

Residential density	Minimum n/a	Maximum 4 dwelling units /acre
Commercial density and lot size	n/a	1 unit/acre ⁹
Residential lot size	10,000 sf	n/a
Lot frontage	75 ft.	n/a
Lot depth	75 ft.	n/a
Lot coverage	n/a	50%
Front-yard setback (measured from road centerline)	40 ft. - principal 20 ft. behind principal frontline - accessory	n/a
Side-yard/rear-yard setback	15 ft. - principal 10 ft. - accessory	n/a
Building height	n/a	35 ft.
Footprint/structure	n/a	5,000 sf - principal 1,000 sf - accessory

⁹ In all districts, commercial lot sizes, but not commercial density, may be reduced to the minimum residential lot size but only as part of a planned unit development approved by the Planning Commission.

Any accessory dwelling unit, new or existing, that meets the above conditions is a permitted use in all districts. However, any new accessory dwelling unit, or revision to an existing accessory dwelling unit, requires a conditional use permit if it results in:

- A violation of any of the above conditions or,
- A new accessory structure or,
- An increase in the height or floor area of the existing dwelling or,
- An increase in the dimensions of the parking areas,
- Neither unit is owner-occupied.

SECTION 405: EXISTING SMALL LOTS

Any lot in individual and separate and non-affiliated ownership from surrounding properties in existence on November 30, 1983 may be developed for the purposes permitted in the district in which it is located, even though not conforming to minimum lot size requirements, if such lot is not less than one-eighth acre in area with a minimum width or depth dimension of forty feet.

Any pre-existing small lots that were or came into contiguous ownership as of May 27, 1998 or thereafter and were deemed automatically merged, may be re-subdivided along the pre-existing lines. Applicants shall demonstrate that they possessed legally created, separate lots prior to the automatic merger. The Planning Commission shall evaluate the material presented by the applicant applying the procedures and criteria contained in SECTIONS 390-396 of these Regulations applicable to "Other Permits".

SECTION 406: RESIDENTIAL CARE HOME OR GROUP HOME

A residential care home or group home to be operated under state licensing or registration, serving not more than 8 persons who have a disability as defined in 9 V.S.A. 4501 shall be considered by right to constitute a permitted single family residential use of property, except that no such home shall be so considered if it is located within a thousand feet of another existing or permitted such home.

SECTION 407: REQUIRED FRONTAGE

No land development may be permitted on lots which do not have either frontage on a public road or, access to such a road by a permanent easement or right-of-way at least 35 feet in width for permitted uses and 50 feet in width for conditional uses. Any proposed right of way must be approved by the Planning Commission. See SECTION 720 of these Regulations governing access for additional access requirements.

→ SECTION 408: PROTECTION OF HOME OCCUPATIONS (See also SECTION 606 Regarding Home Business).

Home occupations are permitted, by right, in all districts in which single-family residences are allowed. No regulation herein is intended to infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which is customary in residential or rural areas and which does not have an undue adverse impact on the character of the residential area. A Zoning Permit application shall be submitted to the Z.A. so that a determination can be made as to whether the proposed use is, in fact, a home occupation as defined by these Regulations.

The Z.A. shall use the following criteria to determine whether a proposed use is a home occupation:

1. The business shall be operated by a resident in the principal building.
2. The business shall be operated wholly within the principal building and no goods, materials, or products shall be publicly displayed on the premises.
3. Not more than two persons other than the residents shall be employed or conduct business from the premises.
4. There shall be no exterior storage of materials, and no other exterior indication of the home occupation, except signs are permitted as specified in ARTICLE VII;
5. The use shall not attract excessive vehicular traffic and shall satisfy the parking and access requirements contained in SECTIONS 710-720 of these Regulations.
6. The use shall not violate the Performance Standards contained in SECTION 750 and 751 of these Regulations governing odors, fumes, or noises; and
7. Retail operations are allowed as a portion of the Home Occupation but should be secondary to the Home Occupation's primary function.

SECTION 409: CHILDCARE HOME

Various types of "family childcare homes or facilities" are defined in SECTION 900 of these Regulations. As per the definition, family childcare homes serving 6 or fewer children shall be considered to constitute a permitted single-family residential use and shall be allowed in all districts on the same basis as a single-family residential use. A family child care home serving no more than six full-time children and four part-time children, as defined in 33 V.S.A. § 4902(3)(A), shall be considered to constitute a permitted use of property but will require site plan approval. A family childcare facility serving more than six full-time and four part-time children shall be reviewed pursuant to the uses allowed in the district in which it is located.

SECTION 410: HEIGHT OF CERTAIN STRUCTURES

No structure shall exceed the maximum district height requirements except for specified exempt structures listed below or those as allowed hereunder:

1. Farm structures, including silos and barns, in accordance with SECTION 301, Exemptions;
2. Spires, bell towers, belfries and church steeples;
3. Water towers and other industrial uses in the Commercial zone as specified in SECTION of these Regulations;
4. Utility structures regulated by the Vermont Public Service Board pursuant to Title 30 V.S.A. SECTION 248;
5. Utilities not regulated by the Vermont Public Service Board, including wind generation towers and equipment reviewed under SECTION 607;
6. Telecommunication Facilities reviewed under SECTION 608
7. The following accessory uses provided they do not exceed the district maximum height by more than 10 feet:
 - a. HAMM radio antennas;
 - b. Flag poles; and
 - c. Chimneys and weathervanes.

1. Before approval of any new sand or gravel operation, or extension thereof, a performance bond may be secured from the applicant sufficient to ensure that upon completion of the extraction operations the abandoned site will be left in a safe, attractive and useful condition in the interest of public safety and general welfare. The owner shall submit a plan of proposed improvements to accomplish this end. If the ZBA requires a bond, the bond shall be sufficient to cover the cost of the restoration plan.
2. The removal of material shall be conducted so as to result in the improvement of the land, having due regard to the contours in the vicinity such as leveling slopes and removing hills. The digging or creating of pits or steep slopes shall not be permitted, unless provision is made to refill such pit.
3. The excavation sites shall be graded smooth and left in a neat condition. Cut slopes and spoil banks shall not be allowed to remain. The operation site shall be fertilized, mulched and reseeded so as to establish a firm cover of grass or other vegetation sufficient to prevent erosion under the supervision and to the satisfaction of the Zoning Administrator.
4. All surface drainage affected by excavation operations shall be controlled by the owner to prevent erosion debris and other loose materials from filling any drainage course, road, or private property. All provisions to control natural drainage water shall meet with the approval of the Zoning Administrator.
5. No excavation, blasting, or stockpiling of materials shall be located within two hundred feet of any road or other property line. However, the ZBA may reduce this setback by any amount, down to the minimum setback allowed within the zoning district in which the extraction is located, if the neighboring property owner benefited by this provision provides the applicant with a written agreement to waive all or a portion of the increased setback.
6. No power-activated sorting machinery or equipment shall be located within three hundred feet of any road or other property line, and all such machinery shall be equipped with satisfactory dust elimination devices. However, the ZBA may reduce this setback by any amount, down to the minimum setback allowed within the zoning district in which the extraction is located, if the neighboring property owner benefited by this provision provides the applicant with a written agreement to waive all or a portion of the increased setback.
7. All excavation slopes in excess of one to two shall be adequately fenced as determined by the Zoning Administrator.
8. Extension of an existing non-conforming operation shall not be permitted.
9. Stripping of topsoil for sale or for use on other premises, except as may be incidental to a construction project, shall be prohibited.
10. The ZBA may attach any additional conditions that it finds necessary to protect the safety and general welfare of the public.

→ SECTION 606: HOME BUSINESS (See also SECTION 408 concerning Home Occupations)

Bristol desires to provide residents with reasonable economic opportunity by encouraging local enterprises of suitable size and scale for their location. Home Businesses as a category are designed to allow Bristol residents' flexibility above the statutory floor set by home occupations,

while protecting the rights of neighboring property owners from substantial undue impacts through the conditional use review process.

1. Home Businesses are subject to the following:
2. A member or members of the family residing in the principal building shall operate the business with no more than two additional, non-resident full time equivalent employees.
3. The business shall be operated within the principal building or an existing accessory building. The adaptive re-use of existing agricultural buildings is encouraged.
4. Any exterior storage of material shall be in keeping with the character of the residential neighborhood. The ZBA may prohibit or require screening for the outdoor storage of materials.
5. A person using a dwelling for a Home Business shall meet the parking spaces required for the dwelling and meet the parking requirements in SECTIONs 710-714 of these Regulations for the type of business operated.
6. The above Regulations are intended to expand upon the minimum statutory requirements for home occupations and shall not be construed to infringe upon the right of any person to use "a minor portion of their dwelling for an occupation which is customary in residential areas and does not have an undue adverse impact on the character of the residential area" as provided in 24 V.S.A. § 4412(4).
7. Retail operations are allowed as a portion of the Home Business's but should be secondary to the Home Business's primary function.
8. Limited personal services are allowed as Home Businesses.
9. The following heavy industrial activities, and all others not meeting the conditions noted above, will not constitute Home Businesses:
 - a. Smelters or blast furnaces;
 - b. Slaughterhouses, rendering plants, hide tanning or curing plants;
 - c. Manufacture or processing of fertilizer, bone, rubber, asphalt, ammonia and/or chlorine;
 - d. Manufacture or refining of petroleum, gas, or explosives;
 - e. Bulk storage of wholesale fuel oil, butane, propane or gasoline;
 - f. Junkyards, machinery wrecking yards; and
 - g. Unenclosed manufacturing or processing of goods.

SECTION 607: SOLAR, WIND OR OTHER ENERGY SYSTEMS

1. Ground mounted solar energy systems, that are not otherwise exempt from these Regulations constitute a permitted accessory use within all districts, subject only to meeting the Dimensional Standards (Subsection C) within each zoning district. (See SECTION 301, Subsections (1) and (2) exempting certain solar projects from municipal review).
2. Wind energy conversion systems, not exempt pursuant to SECTION 301, sub-section 1 of these Regulations are Conditional Uses in all districts, with the ZBA considering the following criteria in addition to those specified in SECTIONs 355 and 356 of these Regulations:
 - a. Climbing access to the tower shall be restricted;

Itemized Property Costs

From Table: MAIN Section 1

Town of Bristol

Record # 1516

Property ID: 235025

Span #: 093-029-10229 Last Inspected: / /

Cost Update: / /

Owner(s): TOWN OF BRISTOL
BRISTOL VOLUNTEER FIRE DEPARTMENT

Address: 32 NORTH STREET

City/St/Zip: BRISTOL VT 05443

Location: 32 NORTH STREET

Description: .21 AC WITH SITE, FIREHOUSE, GARAGE

Tax Map #: 23 - 50 - 25

Sale Price: 0

Sale Date: / /

Bldg Type: No Data

Style: No Data

Area: 0

Rms: 0

1/2 Bath: 0

Book:

Page:

Quality: 0.00

Frame: No Data

Yr Built: 0

Bedrm: 0

Baths: 0

Eff Age: 0

Ktchns: 0

FILE

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	0.21	1.10	1.00		30,300
Miscellaneous adjustment					307,900
TOTAL PROPERTY VALUE					338,200

NOTES

1/2016 NH MUNSIL NOW OWNS FITCH AVE PARCEL. CSS

1/15 MISC. ADJ. REPRESENTING INSURED VALUE. CSS

2005 - Insured replacement values of 3 buildings and land:

Fire Station \$212,700

Fire Garage \$ 95,200

Land \$ 30,300

TOTAL: \$338,200

SCALE 1 INCH = 20 FEET

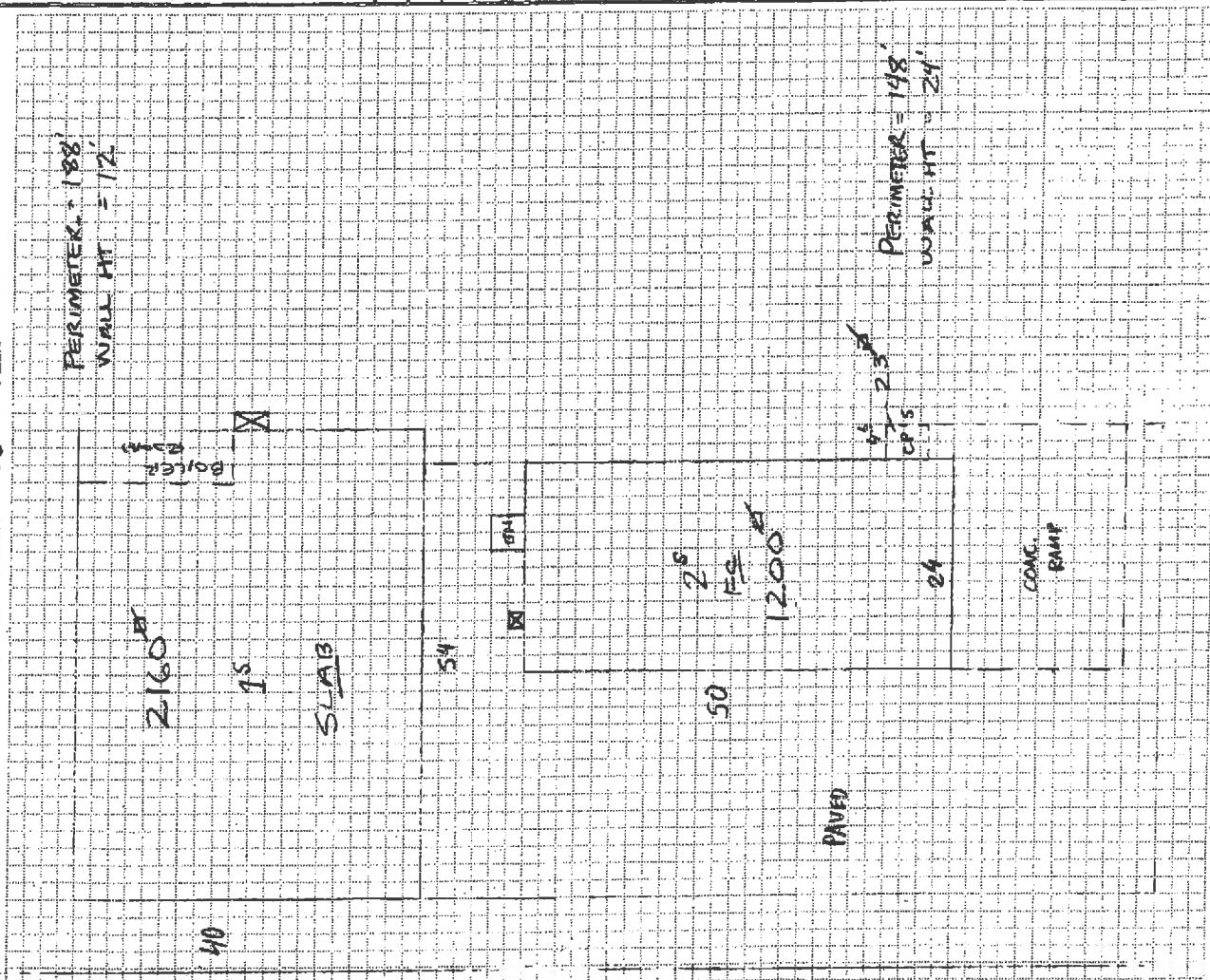
23-50-25
BRISTOL FIRE DEPT.

NORTH STREET

REMARKS

BUILT 1897 (50 x 24)

TRANSFER RECORD

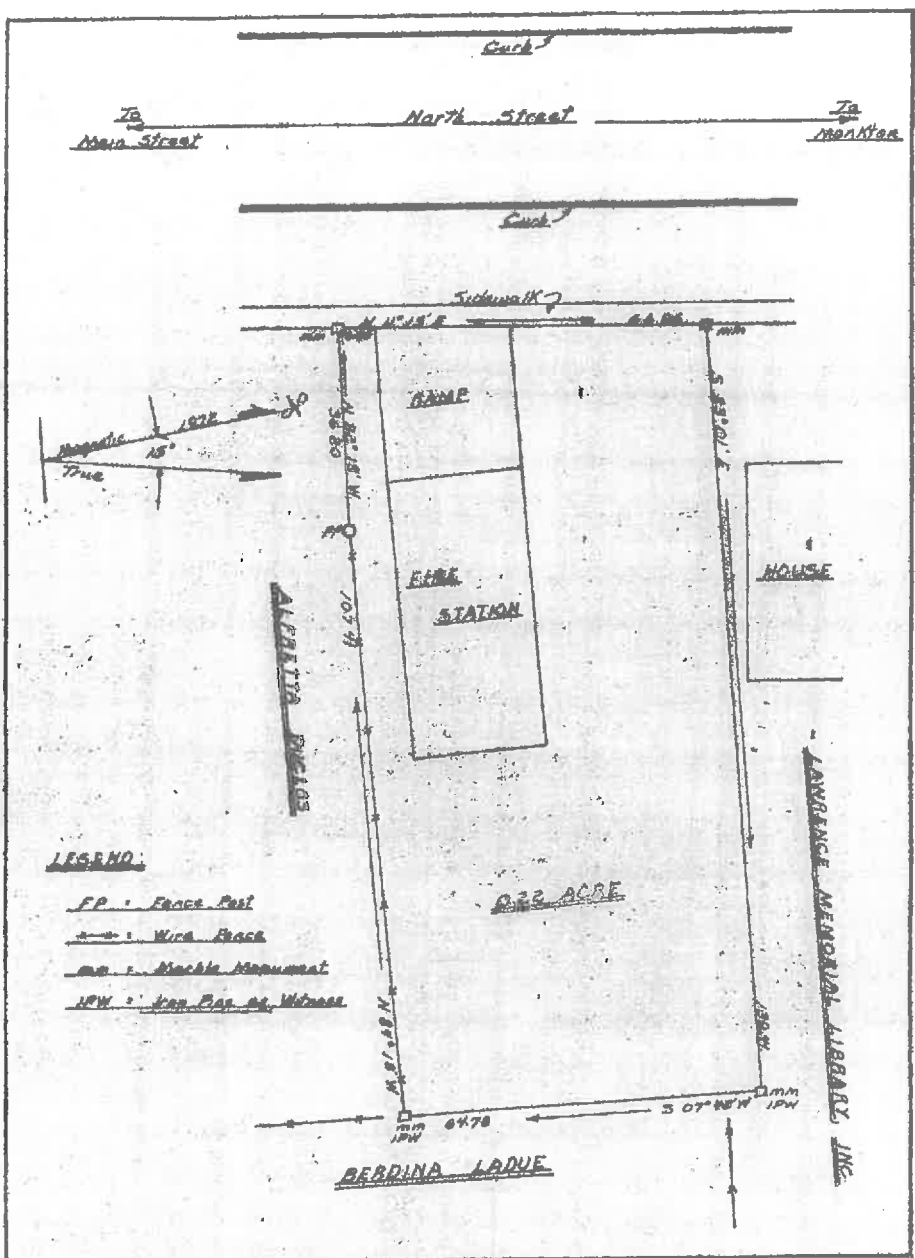
[illegible]

TOTAL ROOMS					BED ROOMS					BATH ROOMS				
B	1	2	3	4	B	1	2	3	4	B	1	2	3	4

DATE OF MEASUREMENT

5016171

11



LEGEND:

- FP = Fence Post
- = Wire Fence
- = Marble Monument
- IPW = Iron Pipe as Witness

PROPERTY OF
VILLAGE OF BRISTOL
ADDISON COUNTY, BRISTOL, VT



Surveyed by: Ronald L. LaRose	Date: July-August, 1972
Drawn by: A.L.L.	Date: August 3, 1972
Checked by: A.L.L.	Date: August 3, 1972
Scale: 1"=20'	Distances in feet and hundredths of feet.

RONALD L. LAROSE
 REG. LAND SURVEYOR
 BRISTOL, VERMONT

Header 2 map 9A

21 acres

