

BRISTOL PLANNING COMMISSION
Holley Hall
Tuesday, October 1, 2019 @ 7:00 P.M
MINUTES

Planning Commission: Bill Brown (Chair), Robert Rooker, Bill Sayre, Tom Wallace, Kevin Hanson, Lloyd Dike,

Others: Kris Perlee (Zoning Administrator), Shawn Kimball (NEAT), James Skidmore, Nancy Skidmore

1. **Review and ratify the application for permit #13-02SD, Scott and Mary Purinton (parcel 04-01-63.1), for a 5 unit Planned Unit Development**
 - a. **Hearing opened at 7:03 pm**
 - b. **James and Nancy Skidmore, 25 Barritt Lane, filed a PUD application - number 19-901. The filing is for a 3 unit Planned Unit Development on 3.5 acres.**
 - c. **The Skidmores plan to sell their house and to build another house on their property.**
 - d. **The existing structures are a house, garage and barn.**
 - e. **Rob mentioned that two adjoining lots, owned by Crowes and Hopkins, abut the PUD.**
 - f. **The land is designated at RA5 that requires a lot size of 5 acres. The Skimores will set aside 6.5 acres (they own 65 acres). Therefore, the combined acreage to satisfy the RA5 minimum of 10 acres consists of the set aside and the area that will encompass the PUD (6.5 acres + 3.5 acres)**
 - g. **The remaining acreage, approximately 58, will continue to be a meadow. Kris mentioned that development of the 58 acres would face a number of “impediments”. So, further development of the land may not be easy.**
 - h. **Rob stated that required frontage was 200 ft. for each lot. The PUD frontage on route 116 is 316 feet. To meet RA5 requirements the frontage would have to be 400 feet. However, because a PUD was being developed the frontage issue was waved bearing in mind that 6.5 acres were set aside by the owners.**
 - i. **Lot 4, which is 0.7 acres, cannot be considered a residential lot. On that lot is a garage which the Skimores will continue to own.**
 - j. **Basically, the PUD, in this case, is not complicated. The result is the building of one residential home.**
 - k. **Kevin mentioned the septic system. The new home will probably require a mound system.**
 - l. **A motion was made to approve the PUD. Kevin stipulated that the approval was to reflect the revised plat of 7/10/2019. The motion including Kevin’s stipulation. was approved unanimously.**
2. **Administrative Matters;**
3. **Any Other Public Comments**

4. Adjournment

A copy of the complete zoning permit application is available for review at the Bristol Town Office during regular business hours.

Public comments on tonight's agenda items following the public hearings will be called for at an appropriate juncture. We will hear public comments on other topics at the conclusion of our evening's deliberations.