

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

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December 17, 2019

Town of Bristol
Attn: Kris Perlee
PO Box 249
Bristol, VT 05443

Subject: Scott & Mary Purinton, Two-Lot Subdivision/Planned Unit Development, 265 & 282 Purinton Road, Bristol – Subdivision Application, Required Information and Sketch Plan Drawing

Dear Kris:

I am writing on behalf of Scott & Mary Purinton to formally request a sketch plan hearing for a proposed Two-Lot Subdivision/Planned Unit Development located at 265 and 282 Purinton Road in Bristol. In accordance with the Town of Bristol zoning requirements, the following items are respectfully submitted:

1. Town of Bristol Subdivision Application.
2. Project Narrative and Required Information.
3. Sketch Plan Drawing No. 1 Dated December 13, 2019.

Please review the included information and let me know if there are any other items that are required for the sketch plan hearing. In the meantime, should you have any questions or comments, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,

Jason S. Barnard
Licensed Designer #126179

c: Scott & Mary Purinton
Travis & Katrina Whitcomb

TOWN OF BRISTOL

Zoning Permit Application

Office Use Only

Permit #: _____ Parcel #: _____ Zoning District _____
Date Received: _____ Fee Paid: _____

The undersigned hereby applies for a Zoning Permit for the following use, to be issued on the basis of the representations contained herein, of which the applicant swears to be true.

Type of permit requested: Building/Development Subdivision Temporary Use
 Conditional Use Access Other _____

Applicant Name: Scott & Mary Purinton Landowner Name: Scott & Mary Purinton

Address: 282 Purinton Road, Bristol, VT 05443 Phone #: (802) 453-~~2336~~30 (pd)

Location of Property: 265 Purinton Road, Bristol, VT

Description of Proposal: Two-lot subdivision as a Planned Unit Development (PUD).

The proposed project creates a 2.01+/- acre parcel (Lot 1) with a 3 acre set aside. The remaining acreage (Lot 2) will be 1.89+/- acres (not surveyed).

Dimensions: Lot size: 2.01 Frontage on street: 381 FT
Setback from street: 80 FT Rear yard setback: >25 FT
Side yard setbacks: >25 FT & >25 FT
Building width: <40 FT Building length: <40 FT
Building height: <35 FT Square Footage: <2,000 SF

The applicant (or owner) should submit as attachments to this application a dimensioned site plan or sketch (which need not be to scale) showing the location of the proposed structure with respect to the property boundaries, or the proposed alterations to the boundaries of the property in the case of a subdivision.

If the proposed project requires the installation of a new or substantially replaced wastewater/sewage disposal system, the applicant should also submit a copy of a soils test report for the property and a septic system design prepared by a certified Site Technician B or a professional Sanitary or Civil Engineer currently registered and licensed to practice in the State of Vermont.

Signature of Applicant: Scott & Mary Purinton Date: 12/18/19

Signature of Landowner: Scott & Mary Purinton Date: 12/18/19

All permit application fees must be paid and above information received before any action on your application may be taken. Permit application fees are non-refundable.

Zoning permit to take effect 15 days from date of issuance. Once a zoning permit has taken effect, applicants shall have two years from the date it becomes effective to substantially complete the activities subject to the permit and to secure a certificate of compliance documenting the projects substantial completion. If the applicant fails to substantially complete the activity authorized within the two-year period, the Zoning Permit shall become null and void. The applicant will need to reapply to complete any activities.

TOWN OF BRISTOL Zoning Permit Application

Permit Decision

Any activity for which a zoning permit is required and which involves the construction or modification of a driveway intersection with a public right of way shall require, as part of the zoning permit, approval of such construction or modification.

Access Permit Granted: YES NO NOT REQUIRED Permit # _____

If State permit(s) are required, copies must be submitted to the Town.

State Permit(s) Granted: YES NO NOT REQUIRED Permit # ww-9-1853-1

STATE Permit to Be Amended.

Upon the basis of the representations contained above this application is:

- (A) Found to meet the official zoning ordinances of the Town of Bristol and is hereby **APPROVED**.

Zoning Administrator Date

- (B) Found **NOT** to meet the official zoning ordinance of the Town of Bristol and is hereby **NOT APPROVED** for the following reason(s):

Zoning Administrator Date

- (C) Forwarded to the below Appropriate Municipal Body:

Design Review Commission Planning Commission

For the following reason(s):

Zoning Administrator Date

An interested person may appeal any decision by the Administrative Officer within 15 days of the date of such decision.

It shall be unlawful to use or occupy, or permit the occupancy of any land or structure or part thereof until the Zoning Administrator issues a Certificate of Occupancy stating that the proposed use of the structure or land complies with the requirements of these Regulations.

**Scott & Mary Purinton
Two-Lot Subdivision/
Planned Unit Development
Purinton Road,
Bristol, Vermont**

Project Description and Required Information

Project Description

Scott & Mary Purinton own a 191+/- acre parcel of land located at the end of Purinton Road in Bristol, Vermont. The property is improved with three (3) single-family residential structures and several agricultural structures. The property was used as a family dairy farm up until a few years ago. Scott & Mary Purinton are proposing to subdivide the property and create a 2.01+/- acre parcel (Lot 1) that will contain the single-family residence located at 265 Purinton Road. Once approved, this parcel will be deeded to their daughter and son-in-law, Katrina and Travis Whitcomb. In order to allow for flexibility of design and for the best use of the subject property, the subdivision is being proposed as a Planned Unit Development (PUD) in accordance with the Town of Bristol Zoning Bylaws and Regulations. The 2.01+/- acre parcel (Lot 1) contains a single-family residence that is provided water by an existing shared drilled well and is served by a permitted (WW-9-1853-1) mound-type wastewater system. The remaining land (Lot 2) will be approximately 189+/- acres in size and will contain the remaining two single-family residences and the agricultural structures. Since this subdivision is being proposed as a PUD, a three (3) acre set aside is included along the westerly side of the remaining 189+/- acre parcel.

General Standards for Review

In accordance with the Section 609, Item No. 4 of the Town of Bristol Zoning Bylaws and regulations adopted March 7, 2017, the following general standards shall be met in order for the Planning Commission (PC) to approve the application:

- A. A Statement regarding the proposed PUD's conformance/consistency with the Town Plan is provided below.
- B. Since the subject property is located in the Rural Agricultural 5 (RA-5) zoning district, the proposed PUD subdivision and the creation of the one (1) new parcel does not exceed the total number of dwelling units that could be permitted for this property. A density bonus is not being requested as part of this PUD.
- C. Proposed Lot 1 contains an existing single-family residence. The remaining land (Lot 2) will contain the remaining two (2) single-family residences and various agricultural structures.
- D. Since the proposed PUD will create a 2.01+/- acre parcel and does not impact any prime agricultural land, the project is an effective and unified use of the development possibilities for the subject property. The proposed development area utilizes non-tillable land and protects the existing natural features.
- E. Once approved, Lot 1 will be conveyed to Travis and Katrina Whitcomb. As such, the proposed PUD should not significantly impact the Town of Bristol municipal facilities and services.
- F. The subject parcel is located within the RA-5 zoning district and therefore a PUD subdivision is being proposed which will allow for a better use of the site and will preserve

the intermittent drainage and agricultural land associated with the subject property. As part of the PUD, a reduction in the minimum lot size for the RA-5 zoning district is being requested.

- G. The existing residential structures are currently being served by GMP and WCVT.

Specific Standards for Review

In accordance with the Section 609, Item No. 5 of the Town of Bristol Zoning Bylaws and regulations adopted March 7, 2017, the following specific standards shall be met in order for the Planning Commission (PC) to approve the application:

- A. District regulations on height and spacing between main buildings will be adhered to.
- B. To ensure adequate privacy for existing and proposed uses adjacent to the PUD, all proposed residential structures on the perimeter of the PUD will be set back 50 feet from existing property boundaries. The nearest adjoining property to the north is located at least 100 feet from the proposed subdivision boundary.
- C. The existing single-family residence associated with Lot 1 is provided water by an existing shared drilled bedrock water supply well and is served by a permitted (WW-9-1853-1) on-site mound wastewater disposal system. The two residential structures associated with Lot 2 are served by the same shared drilled water supply well and are served by individual on-site wastewater disposal systems. As part of this project, an amendment to the current State of Vermont Permit (WW-9-1853-1) will be applied for from the Drinking Water and Groundwater Protection Division.

Statement of Conformance with the Town Plan

In accordance with the Land Use section of the Bristol Town Plan, clustered development and the greater use Planned Unit Developments (PUD) are encouraged. In addition, the Land Use section of the Town Plan under the Flexibility in Zoning Densities states “In order to promote the most appropriate use of the land, to bring about the maximum preservation of undeveloped land and in order to protect and enhance the qualities of open land such as scenery, aesthetics, the ability to carry out agricultural and forest practices, and conservation of wildlife habitat and recreational use, Bristol shall seek to incorporate the following tools into its zoning ordinance”: Lot Size Averaging/Density-Based Zoning and Cluster Development/Planned Unit Development.

Project Goals and Objectives

The Purinton family have been members of the Bristol community for generations and have been long-time stewards of the land. For these reasons, it is the desire of Scott and Mary Purinton to complete this project with the least amount of development impact and also in an environmentally responsible manner. Therefore, the proposed PUD will utilize existing clustered residential layout and will allow for the creation of a new parcel that will be conveyed to the next generation.