

## **DRAFT**

### **PLANNING COMMISSION MINUTES 8/4/2020**

PC Members Attending: Katie Raycroft-Meyer, Chair, Bill Brown, Co-Chair, Robert Rooker, William Sayre, Kevin Hanson, Tom Wallace, Lloyd Dike, Jeff Lunstead

Zoning Administrator: Kris Perlee  
Executive Director ACRPC: Adam Loungee

Bristol Residents: Brenda Tillberg, Helen Young, Porter Knight

Katie called the meeting to order at 7:05 PM.

### **ADMINISTRATIVE MATTERS**

Tonight's agenda has two segments: Public Hearing on the Unified Development Regulations (UDR) and review of the Bristol Town Plan Implementation Actions.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

**Public Hearing UDR:** Helen Young asked the Board to high light differences between the proposed UDR and the prior Bristol Zoning Regulation document. Both Adam and Katie explained the differences –

Katie and Adam: The UDR includes subdivision regulations; the Planning Commission will become the Development Review Board and will handle all zoning public hearings; the Planning Commission will concentrate on the development and review of the Town Plan; Article X has additions and better defines terms used in the UDR document; regulations concerning Accessory Buildings for Farm Use were explained in more detail and modified.

Brenda Tillberg asked what was the purpose of the new **subdivision** section. Adam, Katie and Kris provided the answer: To simplify the creation of subdivisions under town zoning regulations that would have the effect of canceling the need for Act 250 actions. As a result, subdivision creation is both simplified and costs to the developer decrease.

Adam also added that no substantial changes were made to Articles I, II and III.

The Pubic Hearing was closed at 7:23 PM.

### **Regular Meeting opened by Katie at 7:25 PM.**

Katie made a motion to send the UDR to the Select Board. That motion was approved. The UDR will be sent to abutting towns.

The minutes for 7/7/2020 and 7/21/2020 were approved.

### **Bristol Town Plan Implementation Actions (BTPIA)**

Andrew presented a draft of the BTPIA. A number of changes were made. The overriding view of the PC was to simplify this document as much as possible. The following is a review of the sections that were reviewed by the PC:

#### *Population and Housing*

Several changes were made. Bill Sayre noted that he was opposed to “too much density”. A “housing study” was added to inform the PC on the housing needs of the community.

#### *Public, Historic and Cultural Resources*

Few changes.

#### *Municipal Facilities and Land*

Eliminated “sprinkler” item.

### *Economic Development*

Considerable rewrites and simplification.

### *Education and Childcare*

A few additions including rewrite of support of 5-town school district.

### *Utilities and Facilities*

Removal of item #3: "...review process whereby the owner...."

### *Transportation*

Removed items #2 and #5. Some rewrites.

-----

Sections left to do:

Energy

Natural Resources and Forest Blocks

Flood Resilience

Land Use

Andrew will email changes to PC members.

The next meeting August 18, 2020.

### **ADJOURNEMENT**

Meeting was adjourned at 9:31 PM.

