

PLANNING COMMISSION MINUTES
6/16/2020

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

Kris Perlee, Zoning Administrator
Andrew L'Roe, ACRPC

Bill B. called virtual meeting to order at 7:32 PM. Katie joined the meeting shortly after the meeting started.

A motion was passed to accept minutes for 6/2/2020.

ADMINISTRATIVE MATTERS:

A representative from Bristol is needed for the Addison County Regional Planning Commission (ACRPC). The Bristol Select Board has reminded the PC that this is important. The Commission meets on the second Wednesday of each month with the exception of August. In addition, there are various committees that meet generally on an as-needed basis. The member's basic task is to keep the Select Board, Planning Commission and other interested parties aware of the work being done by the ACRPC.

OLD BUSINESS: none

NEW BUSINESS:

Tonight's schedule included sections of the Town Plan. Prior to this discussion Tom Wallace posed the question on how the current Covid crisis is affecting the Bristol community – both residents and businesses. The PC may discuss whether or not to include mention of this in the Town Plan. More discussion is required on this topic.

Andrew opened the discussion of the Town Plan.

LAND USE, VILAGE PLANNING AREA, CONSERVATION PLANING AREA

The first topic concentrated on population density in the Village Planning Area. The questions are: What should the density be; should density be increased from present levels and should new rentals be OKed even though the owner of the building does not live there? Even though Bristol's population is static the demand for additional family units appears to be increasing due to fewer individuals in each family unit. Several of the PC members noted that prices for single-family homes are out of reach for many individuals. Therefore, rental affordability is major factor to consider.

Bill S. noted that Rutland allows owners to rent houses and apartments even though these owners do not live in those structures. He further pointed out that many of these buildings are run-down since the absent owners allow the buildings to fall into disrepair. Rutland allows for 2-3 rental units (or more) per building.

Kris stated that he gets multiple calls for duplexes, room additions and accessory dwelling units. He and others at the meeting noted that some single-family homes are being purchased by non-Vermonters. That further exacerbates the "affordability" issue.

The PC assignment is to think how these issues should be resolved, e.g., should owners be required to live in the building where there are rentals; should regulations concerning duplexes and accessory dwellings be modified?

Although there were several land use topics the one that occupied a good deal of time was "quarrying". Kris pointed out that, for example, gravel pits do use quarrying techniques (blasting). After further discussion few changes were made concerning extraction and quarrying in the Plan.

Various amendments and changes were made to the Bristol Land Use section. Andrew will email changes to PC members before the next meeting.

The next virtual meeting will be on June 30, 2020.

ADJOURNEMENT

Meeting ended at 9:35 PM.