

PC MINUTES
5/19/2020

PC Members: Katie Raycroft-Meyer, Chair, Bill Brown, Co-Chair, Jeffery Lunstead, Kevin Hanson, Robert Rooker, Tom Wallace, John Moyers

Kris Perlee, Zoning Administrator

Katie called the meeting to order at 7:03 PM.

A motion was passed to accept minutes for 3/3/20, 4/21/20 and 5/5/20.

Administrative Matters

None

Old Business

None

New Business

Most of tonight's discussion centered on Section II of the Unified Development Regulations. Kris distributed to the PC members "Proposed Zoning Updates" which were comprised of seven items.

1. For Village Mixed and RA5 the proposal was to adopt "business yards" as a conditional use. The reason for this centered around several businesses that wanted to relocate their equipment to another area. The PC decided to discuss this further.
2. In RA2 and RA5 the maximum square footage for an accessory building is 1000 square feet. Kris stated that one or more landowners would like to erect buildings that exceeded 1000 square feet. The landowners did not qualify for an "Ag exemption". The PC members seemed to agree that an increase to about 2000 square feet was reasonable. That will be discussed in upcoming meetings.

3. Home businesses that are not allowed in High Density Residential. That was not discussed at this meeting.
4. Certificate of Occupancy. Kris will send out a draft to PC members. The crux of this initiative is to certify that certain utilities *inside* of the house are operating, e.g., stove, toilets, water system.
5. Village Business (VB) discussion of how to handle a change in use by the occupant *without* any change to the physical property. Currently a site plan review is required. The proposal is to streamline this procedure via some type of waiver. More discussion on this topic in future meetings.
6. Density for duplex and multifamily should be increased in many if not all zones. The PC members appeared to agree that this was a topic that had merit. John Moyers also stated that with potential increased density the PC members should introduce regulations concerning noise and light that, at times, can aggravate neighbors in a high density setting. The commission will discuss all of this in future meetings.
7. The “use” section of “outdoor recreation” prohibits (inadvertently) the many trails that are in Bristol’s many zones. To fix this problem the recommendation is for site plan (SP) review for those areas that have not been so designated: VB, VM, HDR, BP. The PC will discuss this further, however, unanimous agreement that this made sense.

The Sub-Division regs appear to be finalized. The recommendation is to send the regs to the Select Board. However, there appears to be some further discussion that is required before this is done. On June 2, 2020 this topic should be revisited.

The meeting, at one point, was trying to tackle a number of issues simultaneously. Tom Wallace interjected that the committee should concentrate on one issue with a clear path forward. Kevin also stated that Katie should email the committee a matrix that delineates areas of the Bristol Town Plan that need the greatest attention, e.g., energy plan and flood resiliency.

The goal is to submit the Plan along with sub-division regs to the town in November. That timetable may be aggressive.

The next meeting is scheduled for June 2 via Zoom.

The meeting was adjourned at 8:38 PM.