



**Town of Bristol  
Planning Commission**  
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## MEMORANDUM

From: Bristol Planning Commission, Katie Raycroft-Meyer, Chair  
To: Valerie Capels, Town Administrator,  
Bristol Selectboard  
Date: October 8, 2020  
Re: Submission of the amended Bristol Town Plan

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Enclosed is the proposed Bristol Town Plan and Enhanced Energy Plan for the Selectboard's review. On October 6, 2020, the Planning Commission completed its work revising the Bristol Town Plan and Enhanced Energy Plan and voted to move this final draft to the Selectboard for consideration at a hearing scheduled for November 9, 2020, 7:00pm, via Zoom. Notice of this hearing will be posted in the October 8, 2020 *Addison Independent*. The goal of the Planning Commission is to have this document approved by the voters of Bristol on Town meeting day 2021.

This memorandum provides a summary of the changes the Planning Commission is proposing to the 2017 Bristol Town Plan. It also constitutes the written report necessary to satisfy the requirements of 24 V.S.A. §4385, requiring that the Planning Commission prepare a written report explaining the proposed amendments to the Plan.

The proposed updated plan constitutes a significant revision of the Town of Bristol plan dated March 7, 2017. While many things remained the same, the Planning Commission made changes to most chapters of the previous Plan. The Planning Commission believes this update enhances the Bristol Town Plan and conforms to State of Vermont statutes. This memorandum highlights the changes that the Planning Commission deems the most substantive. It does not discuss every single minor change. Accordingly, all are encouraged to read the entire document.

- 1. Inclusion of Enhanced Energy Plan.** The most substantive change to the town plan is the inclusion of an Enhanced Energy Plan element which contains the components described in 24 V.S.A. § 4348a(a)(3) to fulfill the requirements of Act 174. This energy element includes an analysis of resources, needs, scarcities, costs, and challenges across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources. Energy

analyses and targets are derived from regional analyses and targets. Pathways and recommended actions to achieve the targets identified through the Analysis and Targets section are included as Implementation Actions for each section- electric, thermal, transportation, and land use. An Energy section remains in the body of the town plan and the enhanced energy plan is included as an appendix. This enhanced energy plan will be submitted to the Addison County Regional Planning Commission (ACRPC), which has received an affirmative determination of energy compliance for its Regional Plan. If the Bristol plan receives an affirmative determination of energy compliance under 24 V.S.A. § 4352, the land conservation measures and specific policies of the Town will receive substantial deference from the Vermont Public Utility Commission.

**2. New Flood Resilience and Hazards section**

The flood resilience plan identifies flood hazard and fluvial erosion hazard areas, based on FEMA Flood Hazard and state River Corridor maps.

**3. Updates to Natural Resources chapter to include Forest Blocks**

The Natural Resources chapter now includes maps and descriptions of areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests.

**4. Updated Goals and Policies of each section**

**5. Updated Implementation Plan**

**6. Other minor changes.** The Planning Commission made other changes to the statistical information in the plan, bringing it up to date and reflective of recent and current town projects and enhancements.

The Planning Commission believes the changes made enhance the readability of the plan and will encourage residents to become more involved with the future planning of their community. Our goal is to implement our Town Plan and make Bristol a better place to live for all of its citizens.

In order to meet the Planning Commission's goal for presenting the updated Town Plan and Enhanced Energy Plan to voters for a Town Meeting 2021 vote, the Selectboard will need to hold a second public hearing and to approve the document. The updated Plan will then need to be submitted to the Town Clerk for inclusion on the 2021 Town Meeting Day ballot. If the Selectboard wishes to make *substantive* changes as a result of or following the second hearing, another two public hearings would need to be held, each noticed at least 30 days in advance. Please do not hesitate to contact me or any members of the Planning Commission if you have questions regarding the document or the process.

On behalf of the Planning Commission members, thank you for your consideration.