

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
REMOTE Public Meeting
Tuesday, April 27, 2021
Meeting Minutes
DRAFT

DRB Members Present: Kevin Brown (Chair), Brenda Tillberg, Carol Clauss, John Moyers, Ted Desmond, Robert Rooker (Alternate), Josh Crandall (Alternate). **Absent:** Tom Wells, Paul Jackman.

Others Present: Kris Perlee (Zoning Administrator), Valerie Capels (Town Administrator), Peggy Connor (Recording Secretary), Ian Albinson, Jamie Simpson, Jim Quaglino, Kevin LaRose, Christopher Ross, Kevin Harper, Michael Perpall, Milford Cushman.

- 1) **Call To Order: 7:07 p.m.**
- 2) **Review agenda for additions, removal, or adjustments of any items per 1 V.S.A. §312(d)(3)(A)**
Approval of April 13, 2021 DRB meeting minutes **DEFERRED.**
- 3) **New Business:**
 - a) **Permit #21-402: Clark Investment Properties at West Street (Parcel 225013) Sketch Plan Review for a 4-lot subdivision**

On behalf of Clark Investment Properties, LLC, K. LaRose reviewed the sketch plan consisting of a 4-lot subdivision located at West, Liberty and West Pleasant Streets to create three single family home lots, each consisting of about 1/3 of an acre: Lot 1 includes Martin's Hardware and contains 1.65+/- acres; Lot 2, adjacent and northerly to Lot 1 is 0.32 +/- acres; Lot 3, northwesterly of Lot 2 is 0.32 +/- acres; and Lot 4, northeasterly of Lot 2 and easterly of Lot 3 is 0.35+/- acres. The intent is to sell the lots, each including individual septic systems.

K. Brown advised that a major subdivision requires a two-step process following the informal sketch plan hearing: 1) preliminary plat approval; and 2) a final hearing at which time the requisite state permits will be submitted.

Noting that non-residential use is to be screened from residential use, B. Tillberg asked about landscaping, specifically between the fenced storage area and Lot #2. K. LaRose will talk to the owners about extra screening in that area, but anticipates preserving about 85% of the existing maples.

K. Perlee advised that adjoiners will be notified prior to the preliminary hearing. K. Brown indicated that as an adjoiner, DRB member B. Tillberg should probably recuse herself since any adjoiner could be a potential opponent. K. Perlee will further research the issue of conflict of interest prior to the next hearing.

It was unanimously agreed that the application constituted a major subdivision under the bylaws.

- b) **Permit #21-401: Stoney Hill Properties at Firehouse Drive (Parcel #06.02.09) is requesting a Preliminary and Final Plat approval for a 4-lot subdivision per Bristol Unified Development Regulations Article IX, Sec. 930 and 941**
- c) **Permit #21-301: Stoney Hill Properties at Firehouse Drive (Parcel #06.02.09) is requesting a Conditional Use approval for a Light Industrial Use per Bristol Unified Development Regulations Article III, Sec. 350**

K. Brown noted that the sketch review for the Stoney Hill project was held on April 13, 2021, at which time the DRB determined it to be a major subdivision. Noting there is a proposed tenant, K. Brown suggested first proceeding with the conditional use review, and the subdivision process can proceed on a parallel track.

On behalf of Stoney Hill Properties, J. Simpson and K. Harper reviewed the proposed conditional use plan, including building elevation maps and zoning permit drawings. J. Simpson offered a summary of the sketch plan review hearing held April 13th, noting that no changes or additions had been made to the original application submitted to the town. The proposed business park located behind the existing fire station at the end of Firehouse Drive will include 4 new lots. Building A will be constructed first as a light manufacturing facility for AllEarth Renewables, while the other buildings are yet to be designed on Lots B and C. J. Simpson pointed out that Lot D is not entirely an archaeological protected area, and has been created as more of a functional lot rather than a building lot, and will contain the infrastructure for the wastewater and storm water discharges.

J. Simpson advised that the wastewater and storm water system has capacity to accommodate 320 employees, and the proposed paved area will include 152 parking spaces overall, with the intent to build parking as needed. Should overflow parking be required, the design is in place to construct a geo-grid on Lot D, with permission from the Vermont Division of Historic Preservation (VDHP). K. Harper added that any tree clearance for installing the geo grid will consist of grinding the trees, leaving the stumps and without disturbing the soil.

Regarding site lighting, J. Simpson explained that the existing power pole across from the fire station will provide an underground electrical feed to all three buildings, with controls consisting of photocell and astronomical timer clock managed by the town. All lighting is fully shielded down-facing LED's, similar to those at the firehouse.

J. Moyer asked about the seasonal view shed impact, particularly for travelers along the road entering the town. Jamie advised that the architect has included natural vegetative screening of northern cedars, with additional screening in the updated landscape plan for the Act 250 permit. K. Brown suggested that the final landscape plan be provided to the town for final plat consideration.

Regarding the status of the project's Act 250 application, J. Simpson advised that district coordinator Josh Donabedian anticipates no complications and a quick turnaround.

K. Brown moved for preliminary approval of the subdivision permit application; John Moyer seconded. **SO VOTED.**

Regarding the conditional use aspect for Building A, Kevin Brown reviewed the zoning elements that relate to the definition of light industry within the town, noting that any outside storage should be addressed as part of the screening plan. M. Cushman, whose firm designed the landscaping at the fire station, advised that American Arborvitae is planned north of Building A, and the trees along the road are a combination of white oak and honey locusts. K. Brown noted that a condition may be imposed, as it relates to the definition of light industry, that outdoor storage of raw materials must be screened from the public right of way.

K. Brown cited the general and specific criteria for the property's use as light manufacturing for AllEarth Renewables, pursuant to Sections 355 and 356 of the Unified Development Regulations (pp. 43-44); performance standards per Sections 750-754 (pp. 72-73); and signage

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per Section 743 (p. 70).

K. Brown moved to provide conditional use approval for Building A, AllEarth Renewables, to assemble solar panels and related renewable energy equipment subject to conditions that any outdoor storage of raw materials be screened from abutting properties and the public right of way, and any outdoor storage of trash also be screened; J. Moyer seconded. **SO VOTED.**

4) Old Business

C. Clauss asked if a site visit had been conducted to the camp that appears to have been built in the flood plain on the New Haven River, noting that additional building has taken place in the area. K. Perlee advised that the listers had visited the area two-three weeks ago for the purpose of finalizing the Grand List, and may have photos available. K. Perlee will follow up this week.

5) Adjournment

Meeting adjourned at 9:01 p.m. The next DRB meeting is tentatively scheduled for Tuesday, May 25, 2021.

Respectfully submitted,
Peggy Connor