

Town of Bristol
PLANNING COMMISSION MEETING
REMOTE Public Meeting
Tuesday, July 20, 2021
Meeting Minutes

D R A F T

Planning Commission Members Present in person and via remote: Chair Kevin Hanson, Robert Rooker, Melissa Hernandez, Jeff Lundstead, Lloyd Dike

Absent: Bill Sayre, Tom Wallace, and John Kromer

Members of the Addison County Regional Planning (ACRPC) Local Government and Energy Committees: Shannon Haggett, Ross Conrad, Rich Warren, Jeremy Grip, Andrew Manning, Cheryl Brinkman, James Pulver, and ACRPC Executive Director Adam Lougee.

Others Present: Zoning Administrator Kris Perlee, Peggy Connor (Recording Secretary), Jim Quaglino, Lynn Dike.

Call to Order: Chair Kevin Hanson called the joint meeting to order at 7:02 p.m. The Town of Bristol requested that ACRPC grant regional approval of their Municipal Development Plan [./Bristol Town Plan FinalDraft2020 10 6.pdf](#) pursuant to 24 V.S.A. §4350(b), and to review its Enhanced Energy Plan included as an Appendix of the Town Plan to determine whether it meets the standards outlined in 24 V.S.A. §4352.

Shannon Haggett, Chair of the ACRPC's Local Government Committee presided over the regional review hearing:

1. Local Planning Needs

a. Public hearing on and presentation of the municipal plan assessment, energy plan assessment and associated recommendations

Shannon Haggett noted that, although regional approval is not mandated, it is recommended in order for towns to qualify for municipal planning funds. ACRPC Executive Director Adam Lougee noted that following his review of the Municipal Plan and Enhanced Energy Plan, he concluded that both meet statutory requirements. Shannon Haggett agreed that the documents had been well put together and asked if the public process could be explained in more detail. Kevin Hanson noted a number of public hearings were held, including two with the Bristol Selectboard; however, some of the planned outreach was limited due to the pandemic. Jeff Lundstead added that notices were posted on Front Porch Forum with a summary of the 180-page plan.

Shannon asked if the inclusion of soil types had been considered as they relate to suitable private wells. Kris Perlee indicated that the soil types were not a focal point since the village sits on gravel, and mound systems are required in the outer regions.

Jeremy Grip was pleased to read in the Energy Section that non-renewable natural gas is expected to serve as a short-term fuel, and that the number of registrations for all-electric and plug-in hybrid vehicles has increased in the Town over the last several years. He suggested more forceable language related to achieving energy goals for homeowners. Cheryl Brinkman asked if, as in Vergennes' Energy Plan, electrical outlets in all new garages had been considered. Kevin Hanson noted that the issue had been debated, taking into account the affordability of building a new house. Robb Rooker added that unforeseen consequences and the undue cost burden had also been discussed.

Regarding the paragraph on Solid Waste (p. 53), Cheryl Brinkman suggested for clarity substituting

“other materials” for “trash and recycling” may be taken to the transfer station.

Ross Conrad offered what he called the same criticism that he has of every town plan, including ACRPC’s regional plan, namely that the requirements do not go far enough in addressing energy goals.

****At 7:26 p.m., fire alarm activated in Town Offices; those present asked to evacuate**
****Meeting resumed at 7:48 p.m.**

Noting that energy has a time element, Rich Warren suggested that reference to kilowatts (kW) under “Solar” on page 150 be corrected to read “kWh” for kilowatt hours. He also recommended that public transportation be operated by renewable energy, not just electric. Rich commended those who worked on the plan, which he thought was very well done. Jim Pulvar agreed, and was also impressed by the formatting, images, and photos.

Cheryl Brinkman moved to recommend for regional approval the Bristol Town Plan and appended Enhanced Energy Plan as they meet the Energy Planning Standards for Municipal Plans as published by the Vermont Department of Public Service; Jeremy Grip seconded. **SO VOTED by the ACRPC Local Government and Energy Committees. (8-0) MOTION PASSED UNANIMOUSLY.**

The committees will make a recommendation to the full board of the ACRPC at its next meeting on September 8th.

b. Discussion of training needs of the municipality

c. Review the economic development and flood resiliency plan elements and related recommendations

Jeff Lundstead asked for clarification regarding a recommendation to pursue a Neighborhood Development Area on Page 1 -- (a)(2) Land Use Plan & Map -- of the recommendations made by Adam Lougee <https://bristol.syncedtool.com/files/view/464692/97512143/B0Pejet82JE/>. Shannon explained that a Neighborhood Development Area within a half-mile planning boundary of the downtown provides benefits such as streamlining the Act 250 process. He added that there are currently 5 or 6 statewide, mostly in Chittenden County. Adam added that his recommendations stem from available trainings by ACRPC for the DRB, Planning Commission, or Town in general.

II. Plan Implementation

a. Discuss the municipality’s local permitting

b. B. Discuss the municipality’s non-regulatory implementation priorities

III. How can ACRPC Help?

a. Overview of RPC programs and projects

b. RPC board representation

c. Discussion of other local and regional issues and priorities

Kevin Hanson expressed appreciation for the support provided by ACRPC, and noted that Planning Commission members recently agreed to act on tasks outlined in the Implementation Plan without formal adoption <https://bristol.syncedtool.com/files/view/464692/93527091/B0Pejet82JE/>. A positive response to the Implementation Plan has been received from other departments serving the Town. He added that the current Development Review Board is young in the process and will be looking for expertise from the ACRPC. Jeff Lundstead added that priority areas first need to be discussed with the Selectboard prior to deciding on trainings or grants.

Adjournment

Rob Rooker moved to adjourn; Melissa Hernandez seconded. **SO VOTED. (5-0) MOTION PASSED UNANIMOUSLY.**

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109 Meeting adjourned at 8:02 p.m.

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111 Respectfully submitted,

112 Peggy Connor, Recording Secretary