

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Remote Public Meeting
Tuesday, February 8, 2022
Meeting Minutes

DRB Members Present in person and remotely: Kevin Brown (Chair), Tom Wells, Carol Clauss, Brenda Tillberg, Josh Crandall (Alternate).

Absent: Paul Jackman, Ted Desmond, John Moyers, Rob Rooker (Alternate)

Others Present: Kris Perlee (Zoning Administrator), Peggy Connor (Recording Secretary), Jim Quaglino, Craig Allen, Kevin Harper (Bristol Works!), Kevin LaRose (Letersky)

- 1) **Call to Order:** Chair K. Brown called the meeting to order at 7:05 p.m.
- 2) **Review agenda for additions, removal, or adjustments of any items per 1 V.S.A. §312(d)(3)(A)**
None.
- 3) **New Business:**

- a. **Permit #21-409: Bristol Works! LLC at 62 Pine Street (Parcel #205151) is requesting final approval for a 2-lot subdivision per Bristol Unified Development Regulations Article IX, Section 930**

On behalf of Bristol Works! LLC, Managing Partner Kevin Harper summarized that the approximate 1/3-acre lot located in the High Density Residential (HDR) zoning district is unrelated to the mixed-use business park in terms of common areas or access, and has generated significant interest by potential buyers. Noting the existing 73.7' road frontage, a waiver is also requested for the 75' frontage requirement in the HDR district.

K. Brown moved to approve the 2-lot subdivision as set forth in the plan dated January 3, 2022 by Don Johnston, and to grant a waiver for the existing 73.7' road frontage; Tom Wells seconded.

MOTION PASSED UNANIMOUSLY 5-0 (K. Brown, T. Wells, B. Tillberg, C. Clauss, J. Crandall)

- b. **Permit #22-400: Leonard Letersky at 139 North Street (Parcel #060147) is requesting Sketch Plan Review for a 3-lot subdivision**

On behalf of the applicant, surveyor Ron LaRose reviewed the sketch plan for a 3-lot subdivision located at 138 North Street in the Village Residential (VR) zoning district. He noted that the existing barn located on the boundary line will be torn down, and the rest of the area is residential with agricultural fields to the west.

Next steps, prior to warning a subdivision hearing:

- Confirmation of removal of barn, identified as an accessory building, or in the alternative, shift the boundary line;
- Revise right of way (ROW), per the Unified Development Regulations, Section 407: Required Frontage of Right of Way, which requires a 35'-wide ROW.

- c. **Approve Minutes for July 27, 2021**

T. Wells moved to approve DRB meeting minutes for July 27, 2021; J. Crandall seconded.

MOTION PASSED UNANIMOUSLY 5-0 (K. Brown, T. Wells, B. Tillberg, C. Clauss, J. Crandall)

- Approve Minutes for November 9, 2021**

K. Brown moved to approve DRB meeting minutes for November 9, 2021; J. Crandall seconded.

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**MOTION PASSED UNANIMOUSLY 4-0 (K. Brown, B. Tillberg, C. Clauss, J. Crandall)
[T. Wells abstained]**

Approve Minutes for December 14, 2021
DEFERRED, lacking quorum for approval.

Approve Minutes for January 11, 2022
DEFERRED, lacking quorum for approval.

Other Business

Terms will expire in March 2022 for the following DRB members: Tom Wells and alternate Rob Rooker.

4) Adjournment
Meeting adjourned at 7:40 p.m.

Respectfully submitted,
Peggy Connor, Recording Secretary