

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Remote Public Meeting
Tuesday, August 23, 2022
Meeting Minutes

DRB Members Present in person and remotely: Kevin Brown, Tom Wells, Ted Desmond, Brenda Tillberg, Josh Crandall.

Absent: John Moyers

Others Present: Kris Perlee (Zoning Administrator), Peggy Connor (Recording Secretary), Jim Quaglino, Craig Scribner, Ron LaRose, Jason Barnard

- 1) **Call to Order:** K. Brown called the meeting to order at 7:03 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 #22-401: Craig Scribner, Sr., located at 78 Bristol Cliffs Drive (Parcel #090153) is requesting Sketch Plan approval for a 2-lot subdivision per Bristol Unified Development Regulations Article IX, Section 930**

Following the sketch plan review at the April 26th DRB meeting, at which time it was determined to be a minor subdivision, applicant Craig Scribner advised that there had been no significant changes. The proposal is to subdivide the existing 4.67 parcel located in the RA-2 zoning district into two lots consisting of 2.26 acres for Lot 1, and 2.27 acres for Lot 2. An existing single-family residence on Lot 1 is served by an on-site in-ground wastewater system and is provided water by an on-site drilled water supply well. Lot 2 will be improved with a single-family residence to be served by an individual on-site wastewater disposal system and water provided by a new on-site drilled well. No issues are anticipated with the wastewater permit, and a final Mylar map will be submitted for the Town Land records.

K. Brown moved to approve Permit #22-401 for a 2-lot subdivision located at 78 Bristol Cliffs Drive per Bristol Unified Development Regulations Article IX, Section 930; J. Crandall seconded. **MOTION PASSED UNANIMOUSLY 5-0 (K. Brown, T. Wells, B. Tillberg, J. Crandall, T. Desmond)**

b. **Permit #22-402: Peter J. Cousino located at 480 Burpee Road (Parcel #060160.3) is requesting Sketch Plan review for a 2-lot subdivision per Bristol Unified Development Regulations Article IX, Section 930**

Surveyor Ron LaRose explained that applicant Peter Cousino proposes to subdivide a 17.4-acre parcel located in the RA-5 zoning district to create one 5-7-acre lot with existing house; and 10-12 acres to remain in agricultural use with existing barn. While there is an existing driveway on the other side of the property, applicant is in the process of seeking a 10-15' easement from the neighboring Hill property for a 50' ROW to access the 10-12-acre lot. Septic for existing house is on the proposed lot, and an easement is proposed for the existing well. A designated replacement area will be identified for the house, and application has been submitted for a wastewater permit.

K. Brown noted that the parcel and existing house pre-dates zoning and does not create a non-conforming lot. He added that the 2-lot residential subdivision is determined to be a minor subdivision, and a final hearing will be scheduled. Prior to the final hearing, applicant will 1) secure easement to the hill lot for the existing driveway; and 2) show replacement area serving the existing house on 5-acre lot.

Town of Bristol
Development Review Board
Tuesday, August 23, 2022

58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81

4) Approve Minutes for February 8, 2022

Correction: Lines 35, 54, and 58: "John" should read "J." (for Josh Crandall)
K. Brown moved to approve DRB meeting minutes for February 8, 2022, as amended; T. Wells
seconded. **MOTION PASSED UNANIMOUSLY 4-0 (K. Brown, T. Wells, B. Tillberg, J.
Crandall) (abstained: T. Desmond)**

Approve Minutes for April 12, 2022

Lacking a quorum of those present on April 12, 2022, approval of minutes DEFERRED.

Approve Minutes for April 26, 2022

Correction: Line 45 [delete "present"]: "a quorum is a majority of board members. Action
requires a majority of the board, which is 4, regardless of the number present."
K. Brown moved to approve DRB meeting minutes for April 26, 2022, as amended; J. Crandall
seconded. **MOTION PASSED UNANIMOUSLY 4-0 (K. Brown, T. Desmond, B. Tillberg, J.
Crandall) (abstained: T. Wells)**

5) Adjournment

Meeting adjourned at 7:32 p.m.

Respectfully submitted,
Peggy Connor, Recording Secretary