

## Bristol Town Administrator

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**From:** John Moyers <moyersvt@gmail.com>  
**Sent:** Thursday, April 6, 2023 7:35 AM  
**To:** Bristol Town Administrator  
**Cc:** Ian Albinson; Kris Perlee; Kevin Hanson; heydarla712@gmail.com  
**Subject:** Re: new ADU applications

Thank you, Valerie, for the quick and helpful reply.

My question is focused on how we are going to oversee new ADU applications to ensure we don't have a repeat of 34 Garfield Street. The existing regulations didn't suffice or weren't followed in that instance. The building got built despite them, that much is clear.

How can we be assured going forward that the regulations we have now are implemented? You mention "lessons learned" — what are they?

Perhaps we have too few rules, or too many. Maybe they aren't clear or leave loopholes. Maybe they aren't up to the modern task ahead... I don't know. These are are questions for the PC to consider as we look at the bylaws...

But it's a matter for the Selectboard to help us understand what happened at 34 Garfield. A moderated discussion with the Zoning Administrator, on the record, with a chance for the public to ask questions, would be a useful thing.

Thanks,

john moyers

802-989-3996

> On Apr 5, 2023, at 2:21 PM, Bristol Town Administrator <townadmin@bristolvt.org> wrote:

>

> Hi John,

>

> I do not have an answer to your question, other than to continue to follow the existing regulations, as they may or may not be affected by S.100 or any other legislation.

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> From your 03/23/2023 letter in the Addy Indy and 03/24/2023 note to Ian, you already know the limitations of the current and prospective review processes and the procedures to change them. I cannot add anything to that. You suggested that the Selectboard moderate a debriefing of 34 Garfield Street to better understand how the situation came to be. I believe they are open to that. Kris said he would welcome it, too. A challenge is finding time on their upcoming agendas, which are getting pretty full. It may be that such a debriefing will require a special meeting. I also believe the Selectboard will be sensitive to the fact the Planning Commission is in the process of working through this and will not want to unintentionally do an end run around them or their process because you did not feel your concerns were sufficiently addressed.

>

> Yes, we all agree there was some misjudgment with the 34 Garfield Street situation. I do not expect it will be repeated in part because of the negative experience and, hopefully, lessons learned, which I understand a debriefing would help highlight.

>

> I hope I have been responsive to your question.

>

> --Valerie

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> Valerie Capels, Town Administrator

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> -----Original Message-----

> From: John Moyers <moyersvt@gmail.com>

> Sent: Wednesday, April 5, 2023 10:53 AM

> To: Bristol Town Administrator <townadmin@bristolvt.org>

> Cc: Ian Albinson <ianalbinson+sb@gmail.com>

> Subject: new ADU applications

>

> Hello Valerie,

>

> It appears there are two new applications for Accessory Dwelling Units on the board in Holley Hall.

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> Given the experience at 34 Garfield Street, where our zoning process failed completely and allowed an ADU that violates our zoning bylaws to get built anyway, I am curious: How are we going to oversee these new ADU applications to ensure we don't have a repeat of 34 Garfield Street?

>

> Best regards,

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> John Moyers

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> 802-989-3996

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