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Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Remote Public Meeting
Tuesday, April 25, 2023
Meeting Minutes

D R A F T

DRB Members Present in person and by remote: Kevin Brown, John Moyers, Tom Wells, Josh Crandall, Brenda Tillberg.

Others Present: Kris Perlee (Zoning Administrator), Peggy Connor (Recording Secretary), Ian Albinson, Donovan Ward and Jason Barnard of Barnard & Gervais, LLC (on behalf of applicant DMV Properties, Inc.)

- 1) **Call to Order:** Kevin Brown called the meeting to order at 7:02 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**
- 4) **Permit #23-400: DMV Properties, Inc. located at North 116 Rd. (Parcel #030111) is requesting Sketch Plan Review for a 5-lot subdivision per Bristol Unified Development Regulations Article, IX, Section 920**

Surveyor Jason Barnard reviewed the sketch plan on behalf of DMV Properties, Inc., which proposes a 5-lot subdivision as a planned unit development (PUD) located on the westerly side of VT-116 in Bristol:

- The existing parcel is 275 +/- acres located in the RA-5 zoning district
- The proposed subdivision will create *five new parcels:
 - a. Lot 1: 1.49 +/- acres
 - b. Lot 2: 1.61 +/- acres
 - c. Lot 3: 1.61 +/- acres
 - d. Lot 4: 1.97 +/- acres
 - e. Lot 5: 268 +/- acres will remain in its natural state and undeveloped at this time
- Lots 1-4 will be served by on-site wastewater disposal systems and drilled wells.
- A stormwater permit is not required for this project as stormwater will be treated by sheet flow over permeable surfaces and grassy swales.
- A right-of-way over the shared gravel drive is proposed, and a 50' wide ROW along the northerly boundary line.
- Field work on wetland delineation continues to be conducted by the Vermont Agency of Natural Resources.

*The applicant seeks a waiver to the minimum 2-acre lot size requirement in the RA-5 zoning district.

DISCUSSION:

John Moyers asked how the project qualifies as a PUD as there appears to be no common land or facilities, but rather just four separate homes. John cited Section 609 4.b. of the Town's Unified Development Regulations, which lists the General Standards that must be met prior to DRB approval of a PUD, including, "The overall density of the project does not exceed the number of dwelling and/or commercial units which could be permitted mathematically, if the land were subdivided into lots in accordance with the district regulations governing density."

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57 Kevin Brown agreed, and advised that the proposal must be revised to meet the overall density
58 requirements in the RA-5 zoning district; i.e., 5 acres per dwelling unit. Tom Wells suggested that the
59 applicant consider making Lot 5 common land as part of the PUD.

60
61 Jason noted that DVM Properties may contemplate expanding Lot 4 to include common land with an
62 easement leading from other parcels. Donovan Ward added that options to utilize the common land
63 may include an accessible trail, boardwalk or small bridge over the existing stream.

64
65 Following the sketch plan review, the DRB concluded that the proposal qualifies as a major subdivision,
66 which will require two hearings – preliminary and final. DRB made the following recommendations prior
67 to the preliminary hearing:

- 68
69 ➤ Revise plan to meet overall density requirements in RA-zoning district.
70 ➤ Fire Chief should review the proposed plan to ensure width of ROW is adequate for fire and
71 rescue access.
72 ➤ Consider including a dedicated trail in the PUD accessible to all property owners.

73
74 **5) Approve Minutes for March 28, 2023**
75 Kevin Brown moved to approve meeting minutes for March 28, 2023; Tom seconded. **Motion carried**
76 **5-0** (K. Brown, T. Wells, J. Moyers, J. Crandall, B. Tillberg)

77
78 **Approve Minutes for February 28, 2023**
79 Kevin Brown moved to approve meeting minutes for February 28, 2023; Josh Crandall seconded.
80 **Motion carried 5-0** (K. Brown, T. Wells, J. Moyers, J. Crandall, B. Tillberg)

81
82 **Other Business:**
83 Josh Crandall announced that he will be stepping down from the Development Review Board for the
84 next year, but will continue to serve as an alternate

85
86 **6) Adjournment**
87 Meeting adjourned at 8:00 p.m.

88
89
90 Respectfully submitted,
91 Peggy Connor, Recording Secretary
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