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Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Remote Public Meeting
Tuesday, February 28, 2023
Meeting Minutes

DRB Members Present in person and by remote: Kevin Brown, Ted Desmond, John Moyers, Tom Wells, Josh Crandall, Brenda Tillberg, (7:06 arrival).

Others Present: Kris Perlee (Zoning Administrator), Peggy Connor (Recording Secretary), Jim Quaglino, Kevin LaRose

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 #22-4022: Peter J. Cousino located at 480 Burpee Road (Parcel #060160.3) is requesting Final Plat review for a 2-lot subdivision per Bristol Unified Development Regulations Article IX, Section 930**

Final Plat review for Permit #22-4022 was continued from February 14, 2023, for lack of a quorum. Following the sketch review on August 23, 2022 before the Development Review Board (DRB) it was determined to be a minor subdivision, with the following specifications:

- Proposal to subdivide a 17.4-acre parcel located in the RA-5 zoning district to create one 5.7-acre lot with existing house.
- The remaining 10-12 acres with existing barn will continue to be utilized for agricultural use.
- The parcel and existing house pre-date zoning and therefore does not create a non-conforming lot.

Kevin LaRose noted the following changes from the original plat submitted for sketch review:

- Applicant will no longer pursue easement from neighboring property for a 50' right of way (ROW) to access the 10-12-acre lot.
- State permits for on-site septic and water are expected to be granted in the coming weeks.

Noting that the plan meets the criteria set out in Section 937 of Bristol's Unified Development Regulations, Kevin Brown moved to approve the proposed subdivision as set forth on the plat dated November 3, 2022, and prepared by LaRose Surveys, P.C.; Ted Desmond seconded. **MOTION PASSED UNANIMOUSLY 6-0** (K. Brown, T. Desmond, T. Wells, B. Tillberg, J. Crandall, J. Moyers)

5) **Approve Minutes for December 13, 2022**

Kevin Brown moved to approve DRB meeting minutes for December 13, 2022; Josh Crandall seconded. **MOTION PASSED 5-0** (K. Brown, T. Desmond, J. Crandall, J. Moyers, B. Tillberg) Tom Wells abstained.

Approve Minutes for April 12, 2022

Josh Crandall moved to approve DRB meeting minutes for April 12, 2022; John Moyers seconded. **MOTION PASSED 4-0** (J. Crandall, J. Moyers, B. Tillberg, T. Wells). Kevin Brown and Ted Desmond abstained.

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Other Business

Brenda Tillberg inquired about regulations for short-term rentals, and if the Planning Commission is working on guidance for the Development Review Board. Kevin explained that towns have authority to regulate short-term rentals through their bylaws, or selectboards may regulate by way of adopting an ordinance. Kris added that the Town of Bristol currently considers a rental a rental regardless if it is for a day, month, or year.

Meeting adjourned at 7:30 p.m.

Respectfully submitted,
Peggy Connor, Recording Secretary