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Town of Bristol
PLANNING COMMISSION SPECIAL MEETING
HYBRID Public Meeting
Tuesday, August 1, 2023
Meeting Minutes

Planning Commission Members Present *[in person and by remote]*: Kevin Hanson, Fred Baser, Chanin Hill, Anna Daylor, Melissa Hernandez.

Absent: John Moyers, Bill Sayre, Slim Pickens.

Visitors: Addison County Regional Planning Commission (ACRPC) Executive Director Adam Lougee, Jim Quaglino (remote)

Others Present: Zoning Administrator Kris Perlee, Peggy Connor, recording secretary

Call to Order: PC Chair Kevin Hanson called the meeting to order at 7:12 p.m.

I. Review agenda for additions, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A) and implicit approval

Add:

- Discussion: Confirmation of Meeting Dates in September

II. Continuing Business:

a) Discussion: Continue By-Law Modernization Grant work with ACRPC:
i. Review of Residential Office Commercial (ROC), and Village Business (VB) Districts

At the Planning Commission's last meeting in July, Adam had asked members to consider adding multi-family dwellings as a permitted use in the Residential/Office-Commercial (ROC) District, which largely consists of West Street. Adam reviewed the proposed map showing changes the Planning Commission has made to date, resulting in additional housing opportunities in the Village Planning area -- the goal of the By-Law Modernization Grant.

Adam noted two outlying parcels outside the revised Village Business (VB) district, both single-family homes on either side of East Street, and asked if they should be included in the High Density Residential (HDR) zoning district, in addition to the five homes that remain in the ROC district to the north not served by septic. Kris Perlee suggested that Bristol Village Co-housing and 6 residential lots along Mountain Street be added to the HDR district, and the commercial sprout house lot be part of the Village Business district.

➤ In summary, PC members agreed to:

- 1) Change lots at intersection of West and East Streets from VB to ROC
- 2) Change lot south of VB district, currently located in two districts, to HDR
- 3) Change 5 lots along Mountain Street from residential to HDR
- 4) Add Vermont Sprout House to VB district
- 5) Change Food Co-op to HDR, which allows for multi-family units

In regard to adding multi-family dwellings as a permitted use in the ROC district, Kris Perlee advised that concerns raised back in 2016, included the potential for absentee landlords and

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changing the character of the area. He added that there may not be enough density at 4 units/acre on West Street to accommodate multi-family units. Kevin Hanson also noted that when the ROC district was established in the late '80's, the intent was to expand the business district to include office space and professional offices, not expand residential uses, although there are pre-existing multi-family homes along West Street in the ROC district.

- PC members agreed to revisit the topic of adding multi-family dwellings as a permitted use in the ROC district, with the full board present.

Adam noted that the proposed map also shows some very small lots on Main Street in the Village Business District with 0 front and side yard setbacks, 50' lot frontage and lot depth. With 6 dwellings per acre, the district is more dense than anywhere else in town. Adam suggested the Planning Commission consider increasing density by: 1) reducing minimum lot size of 10,000 square feet; and 2) increasing number of dwelling units per acre.

Fred Baser pointed out that unless the infrastructure is upgraded, density expansion is limited since the wastewater system in the Village District is now at calculated capacity. He suggested reducing the minimum lot size to 7,500, and increasing the number of dwelling units per acre to 8. Adam recommended reducing the minimum lot size to 5,000, and increasing the number of dwelling units per acre to 8, noting that the current minimum density of 10,000 square feet equates to almost ¼ acre; therefore, by reducing the minimum lot size to 5,000 square feet, and increasing the number of dwelling units to 8 per acre, the density will match the minimum lot size.

- PC members agreed to increase the minimum Residential Lot Size in the VB District to 10,000 square feet; and reduce the Residential Density to 8 dwelling units per acre.
- It was also agreed to move onto definitions at their next meeting, prior to reviewing changes made during the grant process.

Fred Baser asked that the PC also look at residential density in the RA-1, RA-2, and RA-5 zoning districts; however, Kevin Hanson noted the definitive timeline to complete the By-Law Modernization grant work but agreed that discussion on residential density in other zoning districts should be added to "the Parking Lot" of topics to be addressed in the near future.

III. New Business

None.

IV. Administrative Matters

Added agenda item: Confirmation of Meeting Dates in September

Following discussion, it was agreed to meet twice in September on the following dates:

- Tuesday, September 5th
- Tuesday, September 19th

a) Approval of Minutes: July 18, 2023

- Correction: Line 92: Add C. Hill and delete K. Hanson

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Fred Baser moved to approve July 19, 2023 PC minutes as amended; Melissa Hernandez seconded. **Motion carried 5-0 (K. Hanson, F. Baser, C. Hill, A. Daylor, M. Hernandez)**

b) Discussion: Zoning Administrator’s Report

ZA Kris Perlee reported that Masterson Development Properties, LLC is seeking a conditional use permit for a business yard on Lower Notch Road. The request has generated pushback from a number of neighbors who testified at the first hearing that current activity on the property has resulted in excessive noise, dust, and truck traffic. The DRB has scheduled a continuation of the hearing for October to allow time for noise analysis and a traffic study.

V. Public Comment:

None.

VI. Adjournment

John Moyer moved to adjourn; Chanin Hill seconded. **All in favor 8-0. MOTION PASSED.**
Meeting adjourned at 8:45 p.m.

Respectfully submitted,
Peggy Connor