



**TOWN OF BRISTOL
PLANNING COMMISSION MEETING
Tuesday, November 21, 2023, 7:00 PM
AGENDA**

**Planning Commission
Members**
William Sayre
Robert Rooker
Kevin Hanson
Melissa Hernandez
Chanin Hill
John Moyers
Fred Baser
Slim Pickens
Anna Daylor

Zoning Administrator
Kris Perlee

Hybrid Meeting:
Physical location at the Town Offices, 1 South Street
Remote Access: via Zoom
<https://us02web.zoom.us/j/83299786183?pwd=RjNkUVFueUxXcGdtM05GaVQyTEFtZz09>
Phone In: 1-646-558-8656

Preparation Checklist for Commission Members
<u>Supporting Documents Folder in the Cloud</u> Chair Notes, Memorandum of Changes, Draft By-Laws and Maps, Public Warning, Village Planning Area Maps (existing and proposed)

Item	Time	Topic
	7:00	Call to Order
I.	7:01	Review agenda for addition, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A) and implicit approval.
II.	7:05	New Business: Public Hearing on proposed Unified Development Regulations (UDR), Zoning Sections (highlighting the changes that the Planning Commission considers most substantive, but not all inclusive) detailed below:

Article II: Establishment of Zoning Districts and Zoning Map

- 1. Maps.**
 - a. The High Density Residential (HDR) district has been expanded and the Village Residential (VR) district correspondingly reduced.
 - b. The Village Business (VB) district has been expanded to include every parcel on the Bristol sewer system and the Residential, Office, Commercial (ROC) district correspondingly reduced.
- 2. Uses.**
 - a. Multi-family Dwellings are proposed to be allowed with a Site Plan review in the Village Mixed (VM) district, currently a Conditional Use.
 - b. Inn/Guest Facilities are proposed to move from a Site Plan Review to a Conditional Use review in the Village Business (VB) and the High Density Residential (HDR) district.
 - c. Business Yards are proposed to be eliminated as a permitted use in the Village Mix (VM) district. They are currently a Conditional Use.
- 3. Village Business District (VB)**
 - a. Several dimensional standards within this district allowing up to 8 units per acres and reducing the minimum lot size to 5,000 sq. ft are proposed.
 - b. Density and height bonuses for affordable housing are included as required by the HOME Act for areas served by both water and wastewater.

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4. Residential Office Commercial District (ROC)

- a. This district is reduced slightly, losing some parcels to the Village Business (VB) district.

5. Village Mixed District (VM)

- a. Several dimensional standards are proposed to be changed to allow for up to 4 units per acre and reducing the minimum lot size to 10,000 sq. ft.
- b. Several dimensional standards are proposed to be adjusted to better reflect existing development patterns.

6. High Density Residential District (HDR)

- a. High Density Residential (HDR) district is proposed to expand into the Village Residential (VR) district to provide more opportunities for housing.
- b. An incentive is proposed to create Two family Dwellings (Duplexes) by allowing them to be built to a density of 5 units per acre, a 25% density bonus over other residential construction.

7. Village Residential District (VR)

- a. The size of the Village Residential (VR) district is proposed to be reduced in certain and combine it with a High Density Residential (HDR) district.

ARTICLE IV: REQUIRED REGULATIONS

- a. The section governing Accessory Dwelling Units (“ADUs”) was adjusted to conform to State of Vermont statutory minimum requirements.
- b. The term “clearly subordinate” as referenced in the statute was further defined.

ARTICLE X: DEFINITIONS

- a. Business yard: Proposed changes to the definition of Business yard to clarify the types of business and activities allowed and to specify access requirements for businesses with larger pieces of equipment.
- b. Hotel and Inn/Guest facility: Proposed changes to require a manager on premises at larger hotels and on duty and available to respond in a timely manner at Inns/Guest Facilities

III.	8:05	Consideration of Public Comment a. Discussion: Review public comments and develop action list b. Action: Consider adoption of action list items established above c. Action: Adopt proposed Unified Development Regulations as amended for submittal to the Selectboard.
IV.	9:00	Public Comment: Public comments on agenda or other topics.
V.	9:10	Adjournment

- Please note: All times are approximate and changes in the agenda can occur.
- Minutes of meetings and some digital agenda materials can be found at: www.bristolvt.org/meeting-minutes/.
- Videos of meetings can be found at: www.neatbristol.com/.
- Next regular Planning Commission meeting: January 16, 2024.