

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, December 12, 2023
Meeting Minutes

DRAFT

DRB Members Present: Kevin Brown, Josh Crandall, Ted Desmond, Brenda Tillberg, Tom Wells
Staff Present: Kris Perlee, Zoning Administrator; Brett LaRose, Fire Chief; Carol Chamberlin, Recording Secretary
Applicants Present: Jason Barnard (Barnard and Gervais)
Visitors: Leah Orvis, Chris Schaner

1. Call to Order: Chair Kevin Brown called the meeting to order at 7:1 pm.

2. Review agenda for additions, removal, or adjustment of any items per 1 V.S.A. 18 §312(d)(3)(A).
No adjustments were made to the agenda.

3. Old Business

Continuation: Permit #23-400: DMV Properties, Inc. located at North 116 Rd (Parcel #030111) is requesting Preliminary Plat Approval for a 5-lot subdivision.

Mr. Brown noted that adequate notification had not been provided to adjoining property owners prior to the previous hearing, and therefore the DRB had scheduled this second preliminary hearing.

Mr. Barnard provided a synopsis of the development plans, noting that what had been proposed as 'Lot 5' was now included in 'Lot 4,' with access to that portion of the parcel being provided to the owners of the other lots through easements. He noted that the application is still for a PUD for the four lots, using the density of the total acreage involved.

Mr. Barnard indicated that an Access Permit has been granted by VTrans and a State Wastewater and Potable Water Supply Permit is in place. A stormwater plan has been drafted, and will be sent in shortly for State Stormwater permitting requirements. He provided details on the access, noting that there is a paved apron at the highway access per VTrans standards, with a hammerhead at the end of the shared driveway for emergency vehicle use. There are two individual (Lot 2 and Lot 3) and one shared well (Lots 1 and 4) planned, and a separate septic tank for each lot, all using a shared pump system and disposal field.

Mr. Schaner asked how far from Ms. Orvis' property the pump station will be located, and Mr. Barnard pointed out on the plans that it is not within 50 feet of the property line. Mr. Brown explained that wastewater permitting is a State-level program. Mr. Barnard explained the standard language of the overshadowing notice that was provided to Ms. Orvis.

Mr. Barnard reviewed the easement areas, noting that the ROW provided for the roadway will be extended farther to the west, and will lead to a second easement providing access along the tree line across the western edge of the southern portion of Lot 4. This access will not be fully developed as a trail, but will be cleared so that the perimeters are obvious to the residents of the other lots. This path area, as well as the easement areas/ROW will be depicted on the final plat.

Ms. Tillberg inquired about property taxes on the undeveloped acreage; Mr. Barnard explained that the owner of Lot 4 will own that portion, and it was noted that the taxes on that acreage will be minimal due to its being a Class II wetland and undevelopable.

The 'community' acreage of Lot 4 was described by Mr. Barnard as containing 16 acres, with two or three acres in the southern portion of the lot, adjacent to the developable area, and the rest back in a wooded but wet area, with a brook running through it. These wetlands are already classified as Class II, and a State Wetland Ecologist has visited the site and reviewed the proposed development, finding no concerns. The 50-foot buffer has not been depicted on the plans due to its being well away from all development. Mr. Brown asked that it be included on the final drawings submitted, but agreed that it does not need to be shown on the mylar plat, as it is understood that the wetland boundary may change over time.

It was confirmed that the final hearing will be scheduled for January 9, 2024, and clarified that the appropriate notice to neighbors may be sent with the required advance time, even if the final materials are not yet submitted to the Town.

4. New Business

5. Approve Minutes – November 14 and 28, 2023

Some edits were made to the November 14, 2023 minutes, and the amended minutes were approved unanimously.

One edit was made to the November 28, 2023 minutes, and the amended minutes were approved unanimously.

A deliberative session meeting was scheduled to review the Masterson hearing materials.

6. Adjournment

The public portion of the meeting was adjourned at 8:13 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary