

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, January 9, 2024
Meeting Minutes

DRAFT

DRB Members Present: Kevin Brown, Josh Crandall, Ted Desmond, Brenda Tillberg, Tom Wells

Staff Present: Kris Perlee, Zoning Administrator

Applicants Present: Jason Barnard (Barnard and Gervais), Diane Heffernan, Steve Heffernan

Visitors: Dennis Casey, Andrew Morrison, Leah Orvis, Chris Schaner

1. Call to Order: Chair Kevin Brown called the meeting to order at 7:05 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

4. New Business

Permit #23-402: Francis & Diane Heffernan at Plank Road (Parcel #060124-1) for a Preliminary Plat approval for a 7-lot subdivision per Bristol Unified Development Regulations Article IX, Section 930.

Mr. Brown mentioned that this was determined to be a major subdivision, so a final hearing will also need to be scheduled at an upcoming Board meeting.

Steve Heffernan went through the project's site plans, noting that wastewater permit applications have been submitted for mound systems on Lots 6 and 7, and conventional in-ground systems on the other lots. Five of the lots have been designed to be 3-bedroom homes, and two are designed to serve 4-bedroom homes. Building envelopes have been depicted on the plans; all lots are greater than the Village Residential District's minimum lot size of 10,000 square feet. He noted that the subdivision will be served by Bristol's water supply, connecting to a 4" water main on Plank Road, which the system's engineer has verified will be sufficient to supply the seven new homes.

Mr. Heffernan outlined that the main access to the lots will be via Jay Drive, with a proposed ROW and drive to serve Lots 3, 4, 5, and 6, and a second drive for Lots 1, 2 and 7. Jay Drive is 16' wide, with a turnaround at the top, and so meets State requirements. There exists a 50' ROW along Jay Drive. He explained that the power will run along the western side of Jay Drive, and then go underground to serve Lots 1 – 4, with an easement in place to establish a power line to Lots 2 and 3.

Steve will check on the need for any stormwater permitting.

No questions were asked by Board members or members of the public.

A Final Hearing will be held on February 13, 2024.

Permit #23-400: DMV Properties, Inc. located at North 116 Rd (Parcel #030111) is requesting Final Plat Approval for a 5-lot subdivision per Bristol Unified Development Regulations Article IX, Section 930.

Jason Barnard reviewed changes made to the proposed plans, noting that the plan labelled PL2 now depicts an extended ROW beyond the drives to the existing 15' ROW serving as a path across the back portion of the front section of Lot 4. That path will run along the edge of the tree line and provide access to the back portion of Lot 4, to which the owners of Lots 1 – 3 will have deeded access.

Mr. Barnard noted that Stormwater Permit applications are in progress, and associated plans are available and depicted on the plan labelled SW1. The design is a passive system, with drainage collected along the road and conveyed via ditches and swales to a gravel area between the house site and shared path on Lot 4.

The plans to be recorded will be PL1 and PL2.

There were no further questions from Board members.

Andrew Morrison, a nearby neighbor, had some questions regarding the subdivision plans. The shared access for recreation on Lot 4 was explained, and it was indicated that no additional plantings along the tree line between his parcel and the shared portion of Lot 4 are intended, nor is there any plan to change the hedgerow along the northern edge of the development area.

Ms. Orvis had no questions; no other in-person or online attendees asked for any further information.

MOTION: Mr. Wells moved to approve the proposal as presented, with the condition that PL1 references the portion of Lot 4 which will be accessible to owners of all four lots, and that the northwest area of Lot 4 is to be designated a shared natural area. The motion was seconded by Mr. Desmond. All voted in favor.

5. Adjournment

The public portion of the meeting was adjourned at 7:40 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary