

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, July 23, 2024
Meeting Minutes

DRAFT

DRB Members Present: Rebecca Cole, Ted Desmond, Dale Dinger, Brenda Tillberg

Staff Present: AZ Larsen, Zoning and Planning Administrator

Applicants Present: Joel Bouvier, David Haney, Madeline Haney

1. Call to Order: Brenda Tillberg called the meeting to order at 7:00 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 #24-400: T&M Bouvier LLC of 68 Pine Street (Parcel #205118) is requesting a sketch plan review for a 5 lot subdivision per Bristol Unified Development Regulations Article IX, Section 920.

The Haney's were asked if they had any questions or concerns. Mr. Haney indicated that he was seeking assurance that there will be no manufactured homes on the new lots. Joel explained that the purchase agreement template specifies that no single-wide or double-wide units be installed on the lots, although it was noted that this would possibly not hold up in court if it were challenged.

Mr. Bouvier provided the following points of information regarding the proposed subdivision:

- He had personally notified all adjacent property owners, and provided signatures to indicate this
- Soil survey information had been submitted; each lot is proposed to have an individual conventional in-ground 3BR septic system
- The cul-de-sac pictured on the original drawings has been changed to 'finger' access; this is to follow the Fire Department request for better emergency vehicle access; a related letter from Chief LaRose has been submitted
- There will be a 2" water line off of the main to serve the subdivision, the Town will own and be responsible for the line up to each curb stop, each house will have a ¾" line from individual curb stops; the water connections have been approved
- All utilities are planned to be along property lines, eliminating the need for any easements
- No street lights are planned to be installed
- All lots are conforming, and Mr. Bouvier indicated that the development will fit the character of the neighborhood
- Existing pines and other vegetation will be left in place as boundaries; other cutting will be selective

It was agreed to schedule the final plat review for this subdivision on September 24, 2024.

4. New Business

Mx. Larsen explained that an appeal of Kris Perlee's decision regarding an application from Lathrop's had been appealed, and that this must be heard by the DRB. It was agreed to meet on August 27, 2024 to hear the appeal.

5. Approval of Minutes

The minutes of June 25, 2024 were approved.

6. Adjournment

The meeting was adjourned at 7:44 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

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