

Town of Bristol

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MEMORANDUM

From: Bristol Planning Commission, Kevin Hanson, Chair
To: Bristol Selectboard
Date: July 16, 2024
Re: Response to Kevin Brown email dated May 21, 2024

The Bristol Planning Commission (PC) at our June 18th and July 16th meetings reviewed the ongoing concern of ADU's and accessory structures.

For the High Density Residential District (HDR) the PC feels that the setback for a primary structure and an accessory structures should be the same at 15'. For the Village Residential District (VR) the PC feels the side-yard/rear-yard setback for a primary structure and an accessory structure should be the same at 20'. This would reduce the impact of constructing an accessory structure under one set of dimensional standards and potentially have the dimensional standards change based on use.

It should be noted that the PC also discussed how to limit this change to structures on a go forward basis ("grandfathering" existing accessory structures). The waiver process was identified during the discussion as a mechanism to provide review and allow/disallow existing structures (primary or accessory) to become ADU's.