

Town of Bristol

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MEMORANDUM

To: Bristol Selectboard
From: Bristol Planning Commission, Kevin Hanson, Chair
Date: January 16, 2024
Re: Comments to Selectboard Modifications of the Proposed By-Law Amendments

The Bristol Planning Commission (PC) has reviewed the Selectboard (SB) modifications to the proposed by-law amendments as a result of the public hearings that the Selectboard held on December 11th and 18th. While there is no statutory requirement enabling the Planning Commission to review the Selectboard proposed modifications, these comments are intended to provide the Selectboard with a perspective for their January 22nd public hearing.

Pg. 20 - Village Mixed (VM) District:

The PC recommends that the Footprint/structure maximums added by the SB be removed to reflect the current regs. Adding that language will limit/prohibit several types of permitted and conditional commercial uses. These include the categories of Light Industry, Class 1, 2 & 3 which allow structures of 10,000, 25,000, and over 25,000 SF by definition respectively. Multi-unit housing like the recently built out Firehouse Apartments would not be allowed. Other impacted uses include an educational facility, retirement community, group home, plus others. It is the opinion of the PC that lot density and lot coverage are adequate to scale at least residential units.

Pg. 53 (continuation of) Section 404: Accessory Dwelling Unit:

The PC recommends adding “in the Village Planning Area” to item 3c to better reflect concerns about setback of new construction in those areas. This addition would be more consistent with accessory structure setback in the various districts. The revised sentence is proposed to read “New construction in the Village Planning Area shall be set back from the front property line at least 20 feet greater than the main single family dwelling;”

The PC recommends that item 3d be removed. While the intent was to clearly define subordinate, it (has been and) is in conflict with the dimensional standards in various Districts. The Selectboard has proposed changes to the accessory structure dimensional standards in High Density Residential (HRD) which effectively satisfies the intent of 3d. within HDR where there has been public comment.

Bristol Selectboard

January 16, 2024

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Please do not hesitate to contact me or any member of the Planning Commission if you have questions regarding these comments.

On behalf of the Planning Commission members, thank you for your consideration.