

Town of Bristol
PLANNING COMMISSION MEETING
Thursday, January 9, 2025
Meeting Minutes

Members Present: Fred Baser, Kevin Hanson, Chanin Hill, John Moyers, Slim Pickens, Rob Rooker
Staff Present: AZ Larsen, Zoning and Planning Administrator
Others Present: Isiah Bennett, Aidan DeLorenzo, Jack Dyer, Riley Foushee, Hugh Hutchinson, Cali Jantzen, Madison Kim, Addie Lentzner, Michael Matheson, Emma McNealy, Joe Morsman, Eliane Odefey, Xander Swann, Alden Tebbetts, Jessica Teets

I. Call to Order: Kevin Hanson called the meeting to order at 6:02 pm. The meeting was held in person and via ZOOM.

II. Review agenda for additions, removal, or adjustment of any items per 1 V.S.A. 18 §312(d)(3)(A) and implicit approval

No changes were made to the agenda.

III. Continuing Business

Discussion: Introduction to Middlebury Students.

AZ outlined the questions to be addressed by the students. Jessica explained that there are four teams, one team covering each topic.

IV. New Business

Discussion: Review Research Projects.

The four teams outlined their work completed so far and their anticipated process going forward.

Best Practices for Infill Development that Align with the Goal of Creating Affordable Housing

- Some focus on geography, determining where vacant properties exist
- More focus on underdeveloped/underutilized parcels
- Identification of professionals/roles who might assist
- Research successful implementations – Bristol, Middlebury, Montpelier
- Evaluate UDRs with focus on ADUs, PUDs, mobile/tiny home development
- PC input
 - Impacts on neighbors to be considered: noise, light, aesthetics, parking
 - Lack of centralized wastewater system for large portion of town
 - Geographical restraints – soils, rivers/streams, slopes
 - Caution re ADUs being owned as business with no owner occupancy on site
 - Exploration of area outside the Village would be beneficial

Best Practices for Increasing Density Without New Builds

- Will look into
 - Zoning regulations, funding, incentives
 - Aging population and associated needs
 - Shrinking household sizes
 - Gaps in supply/demand; low vacancy rates
 - Focus on Village planning area
- Solutions to research

- ADUs
- Zoning regulations
- Transformation of SFRs into multiple units
- Unused spaces
- Changes in use
- Outreach and education topics
- Determination of barriers
- PC Input
 - Background re Bristol Cohousing requiring public dollars
 - Addison Housing Works (formerly Addison County Community Trust)
 - Adaptation of building space above retail establishments

Wastewater (ww) Best Practices

- Will research ww capacity, expansion potential, new systems
- Various professionals to be contacted outlined

Community Education Best Practices

- Concerns regarding development, and how best to address them
 - Aesthetics and character of neighborhood appear to be the major sticking points
 - Studying Addison County Regional Housing Survey results
 - Village centers important to people
- Community engagement throughout the process important
 - Effective education/community education
 - Coalition and consensus
- Provision of information regarding current programs and resources
- Next steps include series of conversations with various stakeholders
- PC input
 - Some overlap between groups, and hope that they will coordinate/share work
 - Reminder that costs are an important consideration in any solution
 - The vehicle(s) used for communication are also important

PC members thanked the students for their work thus far and their anticipation in seeing further results.

Students will share the outlines they presented with AZ, to be distributed to PC members.

There will be an update presented on January 21, and a final presentation is scheduled for January 30.

V. Public Comment

No public comment was offered.

VI. Adjournment

The meeting adjourned at 7:33 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary