

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, April 22, 2025
Meeting Minutes

DRAFT

DRB Members Present: Kevin Brown (Chair), Rebecca Cole, Dale Dingler, John Moyers, Brenda Tillberg

Staff Present: AZ Larsen, Zoning and Planning Administrator

Others Present: Scott Baker, Nicole Hibbard, Russel Hibbard, Brett LaRose, Erin LaRose, Jim Quaglino

1. Call to Order: Kevin Brown called the meeting to order at 7:01 pm.

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

The order of items to be addressed was adjusted.

3. New Business

Permit #25-402: Russel and Nicole M. Hibbard of Kilbourn Lane (Parcel # 060129-1) are requesting sketch plan review subject to the Bristol Unified Development Regulations §920.

Scott Baker outlined the proposed subdivision. It was clarified that the majority of the 23-acre parcel is in the RA5 District, with a small portion in the HDR District. A 5-acre minimum parcel size indicates that four lots are possible, the plan for this subdivision is to create three total lots, with two new lots being created in the existing clearing which is close to the HDR District. The new lots will be between 2 and 3 acres in size, and will share a driveway, well, and wastewater system. The remainder of the interior lot will be protected as unfragmented, and will contain the existing house.

Mr. Brown indicated that this qualifies as a minor subdivision, and will only require one hearing.

Other details noted included:

- There is an existing easement along the roadway to provide access to the parcels.
- A power line is already in place along the existing roadway.
- A hammerhead is planned near the access point for the two parcels.

The applicants were advised to consult with the Fire Chief regarding the suitability of the planned hammerhead for emergency vehicle access, and to also determine if any pull offs will be required along the roadway accessing the three houses.

Permit #25-600: Brett and Erin LaRose of Maple Street (Parcel# 225145) are requesting a waiver of 6" of the Maple Street front yard setback subject to the Bristol unified Development Regulations §380-385.

Mr. LaRose explained the proposal to replace a side entry porch at the Maple Street site, and that the design includes siting the edge of the new addition 39'6" from the street. He indicated that he had spoken with his neighbors, and nobody had voiced any objection to the plans.

Mr. Brown outlined the Conditional Use Standards; no Board members raised any concern regarding the proposed addition's impacts on these.

MOTION: *Mr. Brown moved to approve a 39'6" setback for the construction of a covered porch/mudroom as proposed. The motion was seconded by Mr. Dingler, and passed unanimously.*

4. Administrative Matters

Approval of Minutes

Approval of Minutes was postponed.

5. Adjournment

The meeting was adjourned at 7:32 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary