



**Town of Bristol**  
**Planning & Zoning**  
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## ZONING REPORT – #25-403 Bartlett Subdivision

### 1. Report Overview

**Prepared For:** Development Review Board

**Prepared By:** AZ Larsen, PZA

**Date:** 09/18/2025

**Subject Property Address:** 3284 South 116 Road, Bristol VT 05443

**Parcel ID:** 090266.001

**Purpose:** Final Plat Review for a 2-lot subdivision. New lot to be developed with Single Family Dwelling.

### 2. Property Description

**Lot Size:** 3 ac

**Current Use:** Residential – Single Family Dwelling with ADU

**Zoning District:** RA1

**Overlay Zones or Special Districts:** None

### 3. Dimensional Standards

Standard	Requirement	[Existing]	Proposed
Minimum Lot Size	10,000 sf	[3 acres]	Lot 1: 1.25 acres Lot 2: 1.75 acres
Minimum Lot Frontage	200ft	[348'+/-]	Lot 1: 162'+/- Lot 2: 179.
Minimum Lot Frontage	125.	[321'+/-]	Lot 1: 321'+/- Lot 2: 352'+/-
Setbacks (Front/Side/Rear)	60'/25'/25'	[N/A]	N/A
Lot Coverage	20%	[XX]	N/A

## 4. Special Considerations / Constraints

**Environmental Constraints:** None

**Pending Zoning Changes / Moratoria:** None

## 5. Compliance Summary

**Is Proposed Development Compliant with Dimensional Standards?:**

Yes, the proposed lots meet all dimensional requirements for the RA1 district. Proposed location of Single Family Dwelling on Lot 1 within RA1 district setback requirements.

## 6. Zoning Administrator Report

This is an application for subdivision of land with the development of a single-family dwelling. The property is accessed via South 116 Road utilizing existing access. Access for lots will be shared with an easement over Lot 2. The existing dwellings on Lot 2 are a single-family dwelling and accessory dwelling unit. Applicant has provided materials requested at Sketch Plan Review, including a letter from the fire chief and a revised plan.

DRB review of this application is pursuant to SECTION 937 of the Bristol Regulations. Most applicable standards for this application are:

4. Water Supply and Wastewater Disposal
6. Transportation Infrastructure
7. Utilities Infrastructure