

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, July 8, 2025
Meeting Minutes

DRB Members Present: Allen Bilson, Rebecca Cole, Ted Desmond, Dale Dingler, Brenda Tillberg

Staff Present: AZ Larsen, Zoning and Planning Administrator

Others Present: Slim Pickens, Colin Gunn, Sophie Pickens

1. Call to Order: Dale Dingler called the meeting to order at 7:00 pm.

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

No changes were made.

3. New Business

Permit #25-602: Colin Gunn of Lawrence Lane (Parcel #235020) is requesting a waiver of 5' +/- to the Eastern property side yard setback subject to the Bristol Unified Development Regulations Article III Section 380.

Colin Gunn and Sophie Pickens explained their proposed plans for placement of a shed on the property, outlining the options explored and indicating that their primary choice for location is about 4.5 – 5' from the neighboring property line. They have spoken with that neighbor, and she provided both a verbal and written confirmation that she has no concerns with the proposed placement. In response to questions from the Board, Mr. Gunn and Ms. Pickens explained that aesthetic concerns were part of the decision, as well as noting that coordination with existing trees would make other locations on the site awkward for maintenance of the grounds. They indicated that the intent is to keep the shed on skids, with no foundation planned to be constructed.

Board members reviewed the waiver criteria contained in the UDRs, and agreed that the proposal meets Criteria 1 – 4, and that Criterion 5 is not applicable to this application.

Mr. Gunn confirmed that he has measured the closest point of the proposed location at 4.5' from the property line.

MOTION: *Mr. Desmond moved to approve the waiver request, stipulating that the shed be located no closer than 4' 6" from the property line. The motion was seconded by Ms. Cole, and passed unanimously.*

4. Administrative Matters

Approval of Minutes

The minutes of June 24, 2025 were approved.

6. Adjournment

The meeting was adjourned at 7:21 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary