

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, June 24, 2025
Meeting Minutes

DRB Members Present: Allen Bilson, Kevin Brown (Chair), Rebecca Cole, Ted Desmond, Dale Dinger, Brenda Tillberg

Staff Present: AZ Larsen, Zoning and Planning Administrator

Others Present: Calihan Butler, Kristen Butler

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).
No changes were made.

3. Old Business

Permit #24-402: Calihan Butler of South 116 RD (Parcel#110141-001) is requesting final plat review for a 3-lot subdivision subject to Bristol Unified Development Regulations Article IX, Section 932.

The following was noted during the hearing:

- Wells and septic systems are now depicted on the site plan
 - Mr. Calihan believes that his engineer/designer has spoken with the designer of the proposed adjacent property's subdivision regarding any conflict between septic system and well locations
- A hammerhead driveway terminus has been incorporated into the plans
 - A letter of approval of the design has been provided by Chief LaRose

There was some discussion regarding the removal of the trailer and shed which are currently located in the driveway/ROW which will serve the new lots. It was agreed that a condition stating that they need to be moved or removed by June 30, 2026, or when a new lot is sold or developed, whichever is earlier, would be acceptable.

MOTION: *Mr. Brown moved to approve the three-lot subdivision as outlined on the LaRose plan dated March 31, 2025, with the condition that the trailer and shed be removed from the ROW no later than June 30, 2026. The motion was seconded and unanimously approved.*

4. New Business

Presentation of Plat Plan – Simple Boundary Line Adjustment subject to Article IX, Section 913. Mx. Larsen presented the plat for approval, pointed out the changed property line, and outlined the procedure followed for public notification and their approval of the application. Board members authorized Mr. Brown to sign the plat.

5. Administrative Matters

Approval of Minutes

The minutes of May 27, 2025 were approved.

6. Adjournment

The meeting was adjourned at 7:35 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary