



**TOWN OF BRISTOL  
PLANNING COMMISSION MEETING  
Tuesday, October 21, 2025, 7:00 PM  
AGENDA**

**Hybrid Meeting:**  
**Physical location at the Town Offices, 1 South Street**  
**Remote Access: via Zoom**  
**https:zoom.us/ • Meeting ID: 820 0268 0099 • Passcode: 861494**  
<https://us02web.zoom.us/j/82002680099?pwd=nwRdAbgArSsClbKb4njCRvhOkyajRt.1>  
**Phone In: +1 646 931 3860**

**Planning Commission Members**

- William Sayre
- Robert Rooker
- Kevin Hanson (Chair)
- Melissa Hernandez
- Chanin Hill
- John Moyers
- Fred Baser
- John "Slim" Pickens
- Ellen Repstad

**Planning and Zoning Administrator:**

AZ Larsen

**Bristol Town Office**

Holley Hall  
 1 South Street  
 P.O. Box 249  
 Bristol, VT 05443  
 (802) 453-2410  
[www.bristolvt.org](http://www.bristolvt.org)

**Preparation Checklist for Commission Members**

[Supporting Documents Folder in the Cloud](#) – PZA Presentation, PZA September Report, 9/16 Draft Minutes, ACRPC Flyers, Housing Needs Assessment Fact Sheets, Email Correspondence

| Item | Time | Topic   |
|------|------|---|
| I.   | 7:00 | <b>Call to Order</b>  |
| II.  | 7:01 | <b>Review agenda for addition, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A) and implicit approval.</b>  |
| III. | 7:03 | <b>Public Comment:</b><br>Public comments on agenda or other topics.  |
| IV.  | 7:05 | <b>New Business:</b><br>a) <b>Discussion:</b> Zoning Districts: Presentation by Planning & Zoning Administrator (PZA) for review of Commercial (C-1) District, Briggs Hill Road area, and Broadview Estates area.<br>b) <b>Discussion:</b> Q&A with Rep. Herb Olson – Housing Policy & Planning; Housing Targets; Act 181 & Act 47 (HOME) |
| V.   | 8:00 | <b>Old Business:</b>  |
| V.   | 8:05 | <b>Administrative Matters:</b><br>a) <b>Approval of Minutes:</b> September 16, 2025<br>b) <b>Review:</b> PZA September Zoning Report<br>c) <b>Discussion:</b> Misc Correspondence – Letter of Support for Hogback Brewing   |
| VI.  | 8:10 | <b>Public Comment:</b><br>Public comments on agenda or other topics.  |
| VII. | 8:15 | <b>Adjournment</b>  |

- Please note: All times are approximate and changes in the agenda can occur.
- Minutes of meetings and some digital agenda materials can be found at: [www.bristolvt.org/meeting-minutes/](http://www.bristolvt.org/meeting-minutes/).
- Videos of meetings can be found at: <https://neatbristol.com/> & <https://www.youtube.com/@bristolvt>
- Next regular Planning Commission meeting: November 18<sup>th</sup>, 7:00 PM.