



TOWN OF BRISTOL Zoning Permit Application

Office Use Only

Permit #: 25-404 Parcel #: 070101 Zoning District R45, RA2, CON
 Date Received: 8/26/2025 Fee Paid: _____

The undersigned hereby applies for a Zoning Permit for the following use, to be issued on the basis of the representations contained herein, of which the applicant swears to be true.

Type of permit requested: Building/Development Subdivision Temporary Use
 Conditional Use Access Other _____

Applicant Name: Randy L Russell Landowner Name: " "

Address: 1425 N 116 Rd Phone #: 802 503 4367

Location of Property: 1425 N 116 Rd Box 001, VT

Description of Proposal: 135 acre farm homestead, 34.47 acre excluded, then 6 lots inside of the 34.47 acre excluded.

Dimensions: Lot size: 366 acres Frontage on street: _____
 Setback from street: _____ Rear yard setback: _____
 Side yard setbacks: _____ & _____
 Building width: _____ Building length: _____
 Building height: _____ Square Footage: _____

The applicant (or owner) should submit as attachments to this application a dimensioned site plan or sketch (which need not be to scale) showing the location of the proposed structure with respect to the property boundaries, or the proposed alterations to the boundaries of the property in the case of a subdivision.

If the proposed project requires the installation of a new or substantially replaced wastewater/sewage disposal system, the applicant should also submit a copy of a soils test report for the property and a septic system design prepared by a certified Site Technician B or a professional Sanitary or Civil Engineer currently registered and licensed to practice in the State of Vermont.

Signature of Applicant:  Date: 8.25.25

Signature of Landowner: _____ Date: _____

All permit application fees must be paid and above information received before any action on your application may be taken. Permit application fees are non-refundable.

Zoning permit to take effect 15 days from date of issuance. Once a zoning permit has taken effect, applicants shall have two years from the date it becomes effective to substantially complete the activities subject to the permit and to secure a certificate of compliance documenting the projects substantial completion. If the applicant fails to substantially complete the activity authorized within the two-year period, the Zoning Permit shall become null and void. The applicant will need to reapply to complete any activities.

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Permit Decision

Any activity for which a zoning permit is required and which involves the construction or modification of a driveway intersection with a public right of way shall require, as part of the zoning permit, approval of such construction or modification.

Access Permit Granted: YES NO NOT REQUIRED Permit # _____

If State permit(s) are required, copies must be submitted to the Town.

State Permit(s) Granted: YES NO NOT REQUIRED Permit # _____

Upon the basis of the representations contained above this application is:

(A) Found to meet the official zoning ordinances of the Town of Bristol and is hereby **APPROVED**.

Zoning Administrator Date

(B) Found **NOT** to meet the official zoning ordinance of the Town of Bristol and is hereby **NOT APPROVED** for the following reason(s):

Zoning Administrator Date

(C) Forwarded to the below Appropriate Municipal Body:

Design Review Commission Development Review Board

For the following reason(s):

subdivision requires DRB approval subject to
Article IX of UDR

Maesen 8/26/2025
Zoning Administrator Date

An interested person may appeal any decision by the Administrative Officer within 15 days of the date of such decision.

It shall be unlawful to use or occupy, or permit the occupancy of any land or structure or part thereof until the Zoning Administrator issues a Certificate of Occupancy stating that the proposed use of the structure or land complies with the requirements of these Regulations.



Section 921: SKETCH PLAN APPLICATION

The applicant shall submit one original digital (PDF) file and one paper copy of a Sketch Plan of the proposed subdivision to the Zoning Administrator at least fifteen days prior to the regular meeting of the Development Review Board. The following information shall be submitted for consideration with a sketch plan application for a subdivision:

1. Subdivision name or title and address at which it is located.

366 Acre Fuller Farm 1425 N 116 Rd Bristol,VT

2. Names and addresses of the applicant, the landowner, if different from the applicant and professional advisers working on the project; If the applicant is different from the landowner, the application shall include the landowner's signature authorizing the applicant to propose the project.

Randy L. Russell
1425 N 116 Rd Bristol,VT 05443

Landowner is applicant. No advisors. Masterson Excavating and Contractor Michael Cobban will be working with me after the approval.

3. A map drawn at a scale sufficient to depict the entire parcel subject to the subdivision application and to allow the Development Review Board to locate the parcel within the municipality and to view it in the context of the land surrounding the parcel.

The map shall depict the subdivision and important features, including proposed lots, existing development or roads, planned infrastructure and roads, significant natural areas or other areas of interest or concern.

4. A written description of the proposed subdivision and its significant features.

The main and first subdivision is the 135 acre homestead easement which has already been approved by the Vermont Land Trust and surveyed by Seth Kittredge. See attached map.

The 2nd is the 34.5 acre lot which is excluded from the VT Land Trust. This excluded lot would then be broken down into five(5) other lots labeled Lots A,B,C,D,E.

Lots A,B, & C are 5 acres each to be potentially consisting of single family spec homes. However a buyer could come along and want Lots A,B,& C for only one house.

Lot D a 5 acre commercial lot for proposed two(2) greenhouses, one(1) barn w/ 1,500ft² living space, and farm stand. A 4,000ft² commercial greenhouse already exists on this piece w/ power, well, and driveway. You must bypass this lot to get to all of the others.

Then Lot E will be on the very top of the mtn for a 14.5 acre primary home / farm for myself sometime in the next 5-10yrs or may be sold for additional land to a potential spec home builder from Lots A,B, or C.

5. A description of proposed easements and/or covenants encumbering the property.

The Vermont Land Trust has 3 easements on the property. One for the 135 acre homestead, a 69 acre lot that abuts the homestead on the North Western side of 116 N, and 132 acre lot that abuts the entire homestead on the East side of 116 N that abuts the 34.5 acres excluded.

6. A statement by the applicant concerning the use of any adjoining property owned or controlled by the landowner or applicant, if different.

NA

7. Whether the Applicant seeks to subdivide the land, seeks to subdivide the land and has specific uses proposed for that land requiring a separate zoning permit(s) and whether the applicant intends to use the PUD provisions of the Zoning Regulations to request waivers of certain regulatory provisions (Largely setbacks) and if so, how the proposed subdivision layout implements the PUD objectives for the area in which it is located.

Seeking to subdivide the land conventionally.