

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, July 22, 2025
Meeting Minutes
APPROVED

DRB Members Present: Kevin Brown, Rebecca Cole, Dale Dingler, Brenda Tillberg

Staff Present: AZ Larsen, Zoning and Planning Administrator

Others Present: Jason Barnard (Barnard and Gervais), Jeff Carter, Pam Carter, Tina Coleman, Brighton Fuller, Brody Fuller, David Livingston, Dave Livingston, Debbie Ramsdell

1. Call to Order: Kevin Brown 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. Old Business

Permit #25-400: Carter Family Trust of South 116 Road (Parcel #110105-1) is requesting a final plat review for a 2-lot subdivision subject to Bristol Unified Development Regulations Article IX, Sections 930-939.

Mr. Barnard reviewed the proposed subdivision plans, noting that a Wastewater and Potable Water Supply permit has been issued and that the subdivision survey is complete, and outlined the access and building envelopes which have been identified. He confirmed that VTrans has provided an agreement letter indicating that the access point to Route 116 is suitable, that the Fire Chief has provided an approval letter for the turn-around area to be included in the development, and that the project will not require any State stormwater permitting.

Mr. Barnard also noted that a clarification had been needed regarding the Carter's southern boundary line, due to a misplaced pin, and that a related agreement with Karen Dearborn was in place, with it being noted on the plat, with a space for all parties to sign, indicating agreement.

No further questions were posed by Board members, and none of those in attendance had any questions or concerns.

MOTION: *Mr. Brown moved to approve the two-lot subdivision #25-400 in accordance with the plans which had been submitted, with conditions to include that a quit claim deed be provided regarding the southern property boundary, that there is in place a deeded right of way over Lot 1 for the benefit of Lot 2, and that the roadway and hammerhead turnaround are constructed in accordance with the letter from the Fire Chief dated June 5, 2025 and modified via email on July 7, 2025. The motion was seconded by Mr. Dingler, and passed unanimously.*

4. New Business

Permit #25-602: Livingston Farm Landscape Products LLC of Stoney Hill Rd (Parcel #060245-002) is requesting conditional use review for an Open-Air Market to display model accessory dwelling structures subject to the Bristol Unified Development Regulations Article III, Section 350.

Dave Livingston provided an overview of the plans to locate three model ADUs on the parcel of land he owns on the other side of Route 116 from his current retail/landscaping business location. He indicated that a majority of the gravel pad for siting the models is already in place, that there would be no power, water, or septic connections to the buildings, there would be parking for three or four cars – likely more than necessary, and that he would like to install some solar downcast lighting. He noted that he would like to utilize up to ½ acre for this enterprise.

The definition of an open-air market was reviewed. Mr. Brown explained that modular homes are built in sections and assembled on site, and that the proposed structures do not meet that definition, so are not precluded from being displayed in an open-air market.

Mr. Livingston confirmed that the curb cut permit from VTrans has been issued, and in response to concerns regarding pedestrians, indicated that he anticipated the majority of people wishing to view the buildings will park on that side of the road.

AZ noted that they have already approved a related sign permit, and that all the site plans and other related application materials have been submitted. Mr. Livingston explained that the plan submitted depicts approximately ¼ acre of use for display of the models, but that he would like to have up the ½ acre he had noted earlier. Mr. Brown asked that an updated drawing be submitted, with the dimensions indicated. Mr. Livingston confirmed that no stormwater permitting is required.

No other questions were raised by Board members, or by members of the public.

MOTION: *Mr. Brown moved to approve Application #25-602, and provide Conditional Use approval for the siting of three model ADUs across from the existing Livingston Landscaping site as depicted on the plan from Ron LaRose dated May 7, 2025, with the dimensions of the planned site to be included in the final plan. The size of the ADUs are to be 12' x 20', 14' x 24', and 11.5' x 40', with no water or septic connections, solar downcast lighting only, a minimum of two parking spaces provided, and the hours of operation to be the same as the Livingston Farm Landscaping business. The motion was seconded by Mr. Dingler, and passed unanimously.*

5. Adjournment

The meeting was adjourned at 7:43 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary