

**Town of Bristol**  
**PLANNING COMMISSION MEETING**  
**Tuesday, November 18, 2025**  
**Meeting Minutes**  
**Approved 1/20/2026**

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**Members Present:** Kevin Hanson, Chanin Hill, John Moyers, Ellen Repstad, Rob Rooker, Slim Pickens  
**Staff Present:** None  
**Others Present:** None

**I. Call to Order:** Kevin called the meeting to order at 7:04 pm. The meeting was held in person and via ZOOM.

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

No changes were made to the agenda.

**III. Public Comment**

Nobody requested time to comment.

**IV. New Business**

**Action: Determine need for December 18, 2025 meeting.**

It was agreed to not meet in December.

**Discussion: Review Town Plan Implementation Plan and Tasks**

Kevin outlined the Town Plan structure and goals/policies/implementation actions, noting that this information is included in a series of worksheets in an Excel file, with different actions assigned to various boards/commissions.

The group then looked specifically at PC implementation tasks, which had been grouped into five categories, discussing which of those should be prioritized for completion, while keeping in mind that the Plan will need to have an update completed within two years.

- Group One – housing, jobs, childcare, circulation: it was agreed that a survey would be beneficial in deciding which of these issues should be addressed in the short terms, with a suggestion that one be ready and available at Town Meeting
- Group Two – risk reduction to streams and rivers: it was agreed that an update on where things stand regarding the regulation of river corridors would be useful, and suggested that it may be useful to look into specific sections of waterways that would benefit from further protection. Education of property owners through the Town Plan, regarding responsibility for streambank protection, was also mentioned.
- Group Three – UDR updates: it was agreed that, while several changes have been adopted, there is likely still some further tweaking necessary; and noted that areas outside the Village should not be ignored, adoption of noise and light ordinances would be appropriate as further density is allowed for, and it will be important to determine how to address allowing for an increasing amount of affordable housing.
- Group Four – discussion included topics such as access to waterways, the limited parking available at summertime recreation spots, associated Rocky Dale pedestrian traffic, the inability to provide other access to the pond, and potential community engagement for scenic and historic resource matters. Kevin noted that some matters have been or are being addressed, and that AZ can help to outline those.

- Group Five – energy: it was agreed that the RPC should be consulted regarding the need for any updates to the Enhanced Energy Plan, and discussed that the Energy Committee may be the more appropriate group to address increasing public/shared transit opportunities.

Kevin indicated that he will write up what was discussed to use as a reference.

## **V. Administrative Matters**

**Approval of Minutes:** The minutes of October 21, 2025 were approved.

John requested that future agendas be sent in PDF format for ease of accessibility.

## **VI. Public Comment**

Nobody requested time to comment.

## **VII. Adjournment**

The meeting adjourned at 8:11 pm.

Respectfully submitted,  
Carol Chamberlin, Recording Secretary

DRAFT