

**Town of Bristol**  
**PLANNING COMMISSION MEETING**  
**Tuesday, October 21, 2025**  
**Meeting Minutes**  
**Approved 11/18/2025**

---

**Members Present:** Fred Baser, Ellen Repstad, Rob Rooker, Slim Pickens, Bill Sayre  
**Staff Present:** AZ Larsen, Zoning and Planning Administrator  
**Others Present:** Jack Alexander, Patrice Alexander, Jim Quaglino

**I. Call to Order:** Rob 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**

**Discussion: Zoning Districts: Presentation by Planning and Zoning Administrator for review of Commercial (C-1) District, Briggs Hill Road area, and Broadview Estates area.**

AZ provided some background information on the history of Bristol's zoning districts, noting that not many changes have been made since 2000.

They then focused on the Commercial District, outlining the purpose and goals, and pointing out existing businesses, residences, and other uses, noting that this has always been and continues to be an area of mixed use and not solely commercial. Next reviewed was the Briggs Hill area, with AZ indicating that this had been an RA5 area, which they believe was changed to Conservation in order to balance a loss of Conservation acreage elsewhere in town. The result is that all but one of the lots has become nonconforming due to the 25-acre minimum lot size for the Conservation District. Finally, they pointed out that the Hardscrabble Road area is RA2, but that Broadview Estates, developed circa 1994, actually falls into both RA2 and RA5, apparently due to a line that was drawn to be a certain distance from Hardscrabble Road.

AZ then explained how these zoning districts might play into the housing targets being developed by the ACRPC, which are for Bristol to have 192 additional units by 2030 and 715 total additional units by 2050. These targets will need to be included in the next version of the Town Plan, which will also include an outline of how the Town will work to move toward the goals. AZ indicated that alternatives to SFRs will likely be needed in order to meet these goals, and noted that only 70 dwelling units have been added in the past five years. They asked that PC members contemplate where development is desired and where it might be less desirable so that this matter can be discussed during Town Plan update work.

During the ensuing discussion, it was noted that it should be confirmed that the Briggs Hill area zoning change was not in error, and if not, learn what the rationale was for the change. The opinion was also expressed that Bristol is a bedroom community, which has more than sufficient housing for the available employment. The matter of ADUs becoming short-term rentals was also raised.

The Alexanders explained that they are no longer able to consider a subdivision, as their Briggs Hill Road parcel is not large enough for more than the one (nonconforming) lot they now own. They were curious as to what might be possible in the future.

**Discussion: Q&A with Representative Herb Olson – Housing Policy & Planning; Housing Targets; Act 181 and Act 47 (HOME)**

Herb explained that he asked to speak with the PC in order to understand what they would like to see happen in the Legislature, particularly to address issues which may be impeding the ability of people to build a house.

The ensuing discussion included points made regarding

- reducing the reliance on property tax for education, as increasing tax rates have an impact on housing availability
- both rentals and ownership are impacted by current costs
- streamlining water, wastewater, and other permitting rules in order to make development less expensive
- raising the jurisdictional level for Act 250 review
- striving for clarity in any new housing legislation
- in addition to CHIP incremental payments, maintaining grant programs to keep money available for new infrastructure
- unrealistic housing targets for Bristol
- impacts of legislations regarding energy matters raising the cost of building/owning a home

**V. Administrative Matters**

**Approval of Minutes:** The minutes of September 16, 2025 were approved.

**Review:** PZA Zoning Report – AZ reviewed that there has been minimal recent permitting activity, and that there are some upcoming DRB reviews.

**Discussion:** Miscellaneous Correspondence – There was some discussion of a letter of support which had been requested by Hogback Brewing, as they are applying for a grant for roof replacement work.

**VI. Public Comment**

Nobody requested time to comment.

**VII. Adjournment**

The meeting adjourned at 8:15 pm.

Respectfully submitted,  
Carol Chamberlin, Recording Secretary