

# Application for Development Review

Town of Bristol  
 Planning and Zoning  
 1 South Street  
 (802)453-3648  
 zoning@bristolvt.org



\*This form is for applications to the Development Review Board and Downtown Design Review Commission. A zoning permit application should be submitted with this form\*

**Landowner Information:** (as listed in Grand List)

**Applicant Information:** (if different from Landowner)

Name: Jack Alexander  
 Mailing Address: 982 Briggs Hill Rd  
 Phone #: 802-734-5784  
 Email: jackalexander@gmail.com

Name: N/A  
 Mailing Address: Bristol, VT 05443  
 Phone #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Site Information:**

Location of Property: 982/984 Briggs Hill Rd Bristol, VT 05443 Parcel ID: 07025.1 Lot Size: 5.05 Acres  
 Zoning District: \_\_\_\_\_ Overlay District (if applicable):  Flood Hazard Area  Downtown Design Review

**Type of Application** (check all that apply):

- Appeal of Administrative Officer (SECTION 360)
- Waiver (SECTION 380)
- Variance (SECTION 370)
- Site Plan Review (SECTION 390)
- Conditional Use (SECTION 350)
- Other (specify) \_\_\_\_\_

Description of Proposal: Subdivide parcel 07025.1 from a 5.05 Acre parcel to a 2 acre and 3.05 Acre parcel -

Applicants must submit as attachments a scaled site plan and/or drawing(s) of the proposed development which depicts the following: the location of parcel; proposed improvements in relation to lot lines and other structures; location of existing and proposed infrastructure; and size, shape, height, and design of structure(s). Further information may be required after initial review.

Applications must be submitted 25 days prior to the regular meeting of the Development Review Board. Prior to action being taken on any applications, all applicable fees and pertinent information as required by the Bristol Unified Development Regulations must be submitted.

**State Permits:** It is the responsibility of the applicant/owner to obtain any and all necessary State Permits. For assistance applicants can use the Agency of Nature Resources Permit Navigator ([Permit Navigator](#)) or contact a Community Assistance Specialist at 802-828-0141 or [ANR.DECAssistance@vermont.gov](mailto:ANR.DECAssistance@vermont.gov).

The undersigned hereby applies for a zoning permit, to be issued on the basis of the representations contained herein, of which the applicants swears to be true.

Signature of Applicant: [Signature] Jack Alexander Date: 2/9/26  
 Signature of Landowner: [Signature] Jack Alexander Date: 2/9/26

**Office Use Only**

Development Review Board  Downtown Design Review Commission  Both  
 Date Received: 2/10/26 Date Received Complete: 2/24/26 Date of Public Notice Posting: \_\_\_\_\_  
 Date of Public Hearing: \_\_\_\_\_ APPROVED  / DENIED  Date: \_\_\_\_\_  
 Date of Written Decision: \_\_\_\_\_ Appeal By: \_\_\_\_\_ Effective Date: \_\_\_\_\_ \$150 paid 2/24/26  
 Concurrent Application: Permit # 25-405 \*2060

Comments/Conditions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Bristol Zoning Administrator

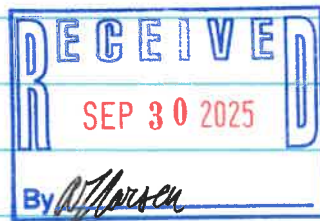
I would like to appeal the decision to subdivide my property at 982/984 Briggs Hill Road in Bristol VT 05443.

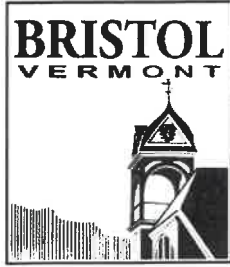
I'm not sure if I should be appealing to The DRB or The planning (zoning) board/commission.

I realize the zoning in my Area for subdivision in my area has been changed to a 2.5 acre zoning but I am looking to subdivide my property to a 2 Acre ~~2.5~~ / 3.05 Acre subdivision. I may need a variance from planning commission. Please call me to help advise proper avenue going forward.

Sincerely

Jack Alexander  
982 Briggs Hill Road  
Bristol, VT 05443  
802 734-5784





**Town of Bristol**  
**Planning & Zoning**  
P.O. Box 249  
Bristol, VT 05443  
(802) 453-2410 • Fax 453-5188  
[zoning@bristolvt.org](mailto:zoning@bristolvt.org)

September 16, 2025

Jack Alexander  
154 Alexander Lane  
Bristol, VT 05443  
Sent via email: "Jack Alexander" [jackalexander@gmavt.net](mailto:jackalexander@gmavt.net)

RE: Subdivision Application 25-405

Dear Mr. Alexander,

I'm writing regarding your application for a 2-lot subdivision off Briggs Hill Road. Your property is 5.05 +/- acres developed with two single family dwellings, an accessory barn with an apartment, and two accessory buildings. SECTION 503 of the Bristol Unified Development Regulations (UDR), states that, "There shall be no more than one residential principal building on a lot except for Planned Unit Developments, as authorized by SECTION 4417 of the ACT and SECTION 609 of these Regulations." In reading this section, I recommended that you apply for a subdivision to be in conformance with this section.

Your property is located within Conservation District (CON). The property was previously located in the Rural Agriculture 5 District (RA5). The approval of the Town of Bristol Zoning Regulations by Town Vote on March 7, 2017 moved your property from RA5 to CON. Upon the effective date of the 2017 Regulations your property became a non-conforming lot. Non-conforming lots are defined in SECTION 1000 of the Bristol Unified Development Regulations as,

"Lots or parcels that do not conform to the present bylaws covering dimensional requirements but were in conformance with all applicable laws, ordinances and Regulations prior to the enactment of the present bylaws, including a lot or parcel improperly authorized as a result of error by the administrative officer."

Following further review of the application and your property it has been determined that your application for a subdivision would increase the degree of nonconformance. It is recommended that you withdraw the application. The three residential dwellings are considered non-conforming uses as you have three principal dwellings on a single lot.

Alexander - #25-405  
September 16, 2025  
Page 2 of 2

In summary the property and uses may continue, however any changes to the lot or current uses would require either bringing the parcel into compliance or following the provisions of SECTION 411: NON-CONFORMITIES. If you have any questions regarding your property and future development, please do not hesitate to reach out to the Zoning Office.

Sincerely,

A handwritten signature in cursive script, appearing to read "AZ Larsen".

AZ Larsen  
Planning & Zoning Administrator

Pursuant to 24 V.S.A §4465 and SECTION 360 of the Bristol Unified Development Regulations an interested person may appeal any decisions of the administrative officer. A Notice of Appeal must be filed within 15 days of such decision.