

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, January 13, 2026
Meeting Minutes
Approved 1/27/26

DRB Members Present: Allen Bilson, Rebecca Cole, Dale Dingler, John Moyers, Brenda Tillberg, Ron Tatro, Ted Desmond

Staff Present: AZ Larsen, Zoning and Planning Administrator

Others Present: Kenneth Johnson

1. Call to Order: Rebecca Cole called the meeting to order at 7:01 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 to the agenda.

3. New Business

Permit #25-062: Kenneth Johnson and Anne Majusiak of South 116 Road (Parcel #090107.02) are requesting Conditional Use approval for the addition to a non-conforming accessory garage as required by SECTION 411(1) and subject to the Bristol Unified Development Regulations Article III, SECTIONS 350-358.

Mr. Johnson provided some background information regarding the property lines being established after the property was purchased, and explained that he would like to use the garage for machine storage and needs additional space to do so. The edge of the current garage is 15' from the property line, and the addition is proposed for the side of the building which is farthest from the property line. Mr. Johnson confirmed that the property is in the flood plain, but indicated that generally the water flows south of the garage, which is on slightly elevated ground, during flood events. He explained that north of the property line/garage is the original farmhouse, his parcel was previously separated from the original lot.

Mx. Larsen confirmed that the parcel is in the RA2 Zoning District. It was confirmed that the proposed plans do not increase the degree of non-conformance.

Mr. Johnson indicated that no additional exterior lighting is planned, and stated that he understood that, if any were to be put in place, the light emitted must not flow off the property.

Mx. Larsen explained that the protocol for a structure such as this in the flood plain is to send the approved application to DEC's Regional Floodplain Manager for feedback. They will send the proposed plans to Kyle Medash for his review.

MOTION: *Mr. Moyers moved to approve the Johnson/ Majusiak application, pending review and approval by the State Floodplain Manager, and noting that the project as presented does not increase the degree of nonconformance. The motion was seconded by Mr. Desmond, and passed unanimously.*

4. Administrative Matters

Approval of Minutes: The Minutes of October 28, 2025 were approved.

5. Adjournment

The meeting was adjourned at 7:25 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary