

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, January 27, 2026
Meeting Minutes
Approved 2/10/26

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

Staff Present: AZ Larsen, Zoning and Planning Administrator

Others Present: Caitlyn Brennan, Garrett Brennan, Mike Brennan, Dan Grace, Debra Grace, Josie's iPhone, Dave Kirkwood, Michael Lyons, John O'Brien, Maria O'Brien, Mary Purinton, Randy Russell, Tonya iPad

1. Call to Order: Kevin Brown called the meeting to order at 7:05 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 #25-406: Michael Lyons of Town Highway #28 (Parcel #120104) is requesting Final Plat Review for a 2-lot subdivision subject to Bristol Unified Development Regulations Article IX, SECTION 930.

Mr. Lyons reviewed his plans to create two lots, each slightly larger than 30 acres. He outlined that one lot will be accessed via Town Highway 28, and the other from Town Highway 29; both are Class 4 Town Highways. No development is planned at this point. Notice had been provided to all adjacent landowners. The parcel is in the Conservation District, which has a 25-acre minimum lot size.

No questions were raised by Board members or meeting attendees.

MOTION: *Mr. Brown moved to approve the Lyons application for a two-lot subdivision, conditioned upon the permit indicating that the Town Highway access will be self-maintained by the property owner(s). The motion was seconded by Mr. Desmond, and passed unanimously.*
members.

Permit #25-404: Randy Russell of North 116 Road (Parcel #070101) is requesting Preliminary Plat Review for a 6-lot subdivision subject to Bristol Unified Development Regulations Article IX, SECTION 930.

Mr. Russell reviewed the changes made to the subdivision plans since the Board first reviewed them, noting a fourth lot had been added in the exclusion area. He also explained that the access to Lots x-3 and x-4 had been adjusted to be less steep, and a Y turnaround to be in place where these lots meet; this has received approval from the Fire Chief. Mr. Brown confirmed the location of the access point from Route 116 for Lot x-1, using an existing curb cut; that lot contains an existing well, a greenhouse and a mobile home; the mobile home will be removed from the property. It was outlined that access to Lots x-2, x-3, and x-4 will be via a ROW running through Lot x-1. Lots x1-4, 5, and 6 are all on the eastern side of Route 116.

It was confirmed that the lot sizes are all within the District standards, with most of the acreage in RA5 and a portion of Lot 5 in RA2.

Mr. Brown requested that the next iteration of plans include larger depiction of the access to Lots x-3 and x-4 and the associated Y-turn, and noted that the building envelope for Lot 4 needs to be depicted on the plan. He also suggested that there be separate mylars created for the eastern and western sides of Route 116.

No further comments were provided by Board members.

4. New Business

Permit #25-407: Bunny's Pond LLC of Monkton Road (Parcel #030168.3) is requesting Sketch Plan Review for a 2-lot subdivision subject to Bristol Unified Development Regulations Article IX, SECTION 920.

Mr. and Ms. O'Brien outlined the proposed subdivision, which would create a 15.3-acre lot (Lot 1) and a 5.1-acre lot (Lot 2). The O'Briens currently reside on what is proposed to be Lot 1, and septic and water supply plans are being developed for a single-family residence to be developed on Lot 2. It was acknowledged that a 35' ROW will be needed across Lot 2 in order to provide continued access to Lot 1. The O'Briens noted that the Fire Chief has been to the site and an approval letter has been drafted, and that no turnaround was requested. Mr. O'Brien indicated that he would contact the Chief to confirm what may be required for an emergency equipment turnaround.

It was explained that a building envelope should be depicted accurately for Lot 2, the ROW should be noted as being 35' in width, and any required turnaround area is to be shown on the final plan.

No further comments were provided by Board members.

Permit #26-500: Garrett Brennan of Hillside Drive (Parcel #040163.101) is requesting Site Plan Review for a Home Business subject to Bristol Unified Development Regulations Article III, SECTION 391.

Garrett and Caitlyn Brennan outlined their proposal to operate a small engine and auto repair business from the existing garage at their Hillside Drive residence. They explained that this business has been in operation for three years at this location, outlined their related conversations with the previous Zoning Administrator, and provided what documentation of those communications they had available.

Mx. Larsen noted that two parking spaces are required for this type of business, as there are currently no employees, and Mr. Brennan does not plan to have employees in the future. The Brennans outlined that the work is performed in a two-bay garage with a small lift, and typical hours are from 7:00 am to 5:00 pm on weekdays, with it possible that some shuffling of vehicles is needed between 5:00 and 7:00 pm. There is space for parking of more than 10 vehicles outside the garage; many of the vehicles worked on are snowmobiles and ATVs, taking up less than one space each. Vehicles are stored outside while awaiting parts deliveries, and Mr. Brennan explained that there are typically more vehicles outside in the winter months than in the summer, although the volume of cars on site increases during tire changeover seasons. No personal equipment is stored outside, and the business does include retail sales. The Brennans have no plans for any structural modifications or additions to the existing home, and indicated that they do not intend to make this location their permanent business site.

Mary Purinton expressed concerns regarding the covenants in place on the lots created as part of a subdivision, of which the Brennan's property is one. Mr. Brown explained that this matter is outside the

purview of the DRB. Ms. Purinton noted the visual impacts of the business, but indicated that there are no noise impacts of which she is aware. Mr. Brennan explained that he has planted trees to remediate some of the visual impacts.

Dan Grace, whose residence is across the road from the Brennans, spoke of traffic impacts, noting in particular the triangle of land belonging to him at the intersection of Meehan and Purinton Roads being used by tractor trailers needing to turn around when making deliveries. Mr. Brennan outlined his efforts to prevent these large trucks from delivering to the property, and his requests that they do not use the triangle for turning around. He and Ms. Brennan also indicated that there is other activity in the area which is generating increased traffic.

Mr. Brown reviewed the pertinent sections of Bristol's Unified Development Regulations, noting that a home business is a permit by right, but that the DRB has condition authority through Site Plan Review.

Mike Brennan spoke of the type of screening that might be put in place to assist with visual and noise impacts. Mr. Brown noted that there had not been concerns raised regarding noise. Mr. Grace spoke of noise due to the testing of vehicles on the property. Dave Kirkwood indicated that he has no concerns regarding impacts from the business operations.

Mr. Brown explained that the Board would need a site plan to be presented, including a proposed screening plan and an outline of any other strategies to be put in place to address visual and other offsite impacts, noting that the Regulations do support the establishment of home businesses.

MOTION: *A motion to continue the hearing for Application #26-500 until March 10 at 7:00 pm passed unanimously.*

5. Administrative Matters

Approval of Minutes: The Minutes of January 13, 2026 were approved.

6. Adjournment

The meeting was adjourned at 7:25 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary