

Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, March 10, 2026
Meeting Minutes
Approved 3/24/2026

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

Staff Present: AZ Larsen, Planning and Zoning Administrator

Others Present: Caitlin Brennan, Garrett Brennan, Mike Brennan, Eric James

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. Old Business

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.

This hearing was continued from January 27, 2026.

Mr. Bilson noted that he had recently purchased an item from Garrett Brennan; nobody present felt that he needed to recuse himself from the hearing.

Mr. Brown explained that the meeting had been continued in order to provide time for a screening plan to be submitted. Mr. Brennan indicated that a 68-foot line of cedars is proposed to be placed along the parking area outside his garage to screen the site from Purinton Road. Mr. Brown suggested that there also be another 12 feet of cedar trees planted perpendicular to those depicted on the screening plan in order to provide some screening from Hillside Drive; other Board members agreed.

MOTION: *Mr. Brown moved to approve the cedar landscaping plan, to be 68 feet along Purinton Road, with 18 cedars planted as depicted on the plan, with a leg created roughly perpendicular to the driveway to create screening along Hillside Drive, that leg to be planted between the end of the 68-foot long row and the driveway, and to consist of another three cedar trees, covering 12 feet. The motion was seconded, and was approved unanimously.*

4. New Business

Permit #26-501: Eric James of Lower Notch Road (Parcel #090151.2) is requesting Site Plan Review for a Home Business subject to Bristol Unified Development Regulations Article III, SECTION 391.

Mr. James explained that the Home Business proposed is for an auto mechanic shop, mainly to provide basic maintenance and electronic diagnosis work. The activity will take place in a preexisting 28 x 32 detached garage, in which there is currently a lift in place. The property is a one-acre lot in the RA2 District.

Mr. Brown noted that this is a preexisting small lot.

Mr. James outlined that he will generally only have one or two cars on site at a time, with some occasions where an additional vehicle will need to be on site. No outdoor storage is planned, and there will be no employees. Mr. James plans to operate the business on a part-time basis, likely for two days a week. He explained that there is a cedar hedgerow between his property and one neighbor, a tree line along the boundary with the neighbor on the other side of the lot, and tree line along Lower Notch Road.

He and Mx. Larsen noted that the four parking spaces depicted on the sit plan are to comply with the requirement for a Sales Use of the property.

Mr. James indicated that most deliveries will be completed by delivery vans, with infrequent need for a larger freight-item shipment. He confirmed that no dumpster is planned to be located on site, that no signage is planned, and that there are no plans to install additional lighting. He reported that the notification he provided to neighbors did not result in their raising any concerns.

MOTION: *Mr. Brown moved to approve the site plan review submitted by Mr. James for the establishment of an auto-mechanic garage in an existing, approximately 28 x 32 detached garage accessory to a single-family residence as a Home Business. Conditions on approval will include that there is no outside storage of business materials, no employees, no outside parking of more than three customer vehicles at a time (in spaces designated on the Plan), no dumpster, no signage, no additional installation of exterior lighting, and hours of operation to be limited to 8 am to 5 pm Monday through Friday. The motion was seconded, and was approved unanimously.*

5. Administrative Matters

Approval of Minutes: The Minutes of February 10, 2026 were approved.

Execution of Approved Plats:

- Permit #25-400 Carter Family Trust 2-lot subdivision on Parcel #110105.1
- Permit #25-406 Michael Lyons 2-lot subdivision on Parcel #120104

6. Adjournment

The meeting was adjourned at 7:44 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary