

Town of Bristol
PLANNING COMMISSION MEETING
Tuesday, May 19, 2026
Meeting Minutes
Approved: 6/16/2026

Members Present: Melissa Hernandez, Chanin Hill, Slim Pickens, Kris Perlee, Rob Rooker
Staff Present: AZ Larsen, Planning and Zoning Administrator
Others Present: Ron Dendas

I. Call to Order: Rob called the meeting to order at 7:02 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

Melissa commented on Marblehead Massachusetts rezoning a golf course for multi-family housing and grandfathering the golf course.

IV. Act 181 Future Land Use Map

Bristol Planned Growth Area reviewed for feedback to be provided to ACRPC

AZ reminded the group of the earlier input provided regarding the two parcels which are in both the designated growth area and the conservation area; it was confirmed that the growth area should not extend into the conservation area, and that these parcels should not be included in the growth area. AZ then reviewed recent revisions to the RPC map, noting that the river corridor and wetlands have been depicted as areas for conservation rather than development.

AZ will check with the RPC regarding any deadline for submitting comments, as well as what control local zoning will continue to have over the planned growth area, as there was some concern expressed regarding the planned growth area allowing for greater density than what has been outlined for certain Zoning Districts.

V. Town Plan Update

Municipal Planning Grant

AZ reported that Dubois & King was chosen as the consultant for the Town Plan work; that contract is being finalized.

Work Groups

AZ reviewed the documents they had distributed and explained some of the logistics of working in the groups. They indicated that there is also a Work Group Work Plan in place, which will be updated as necessary.

Community Connectedness Exercise

AZ reviewed with those present the responses provided to the various questions, and there was some discussion regarding how to get more members of the community involved in related conversations. AZ will draft an email for distribution, and will post upcoming PC meeting topics to Front Porch Forum.

There was also some discussion regarding Bristol's resilience following certain events or disasters; it was noted that learning what forces have been behind past resilience/recovery efforts would be helpful, along with discussions about how to keep the strength of such efforts going forward, particularly with younger

generations. It was agreed that two-way communication with residents is important, and that there will be other upcoming events as part of these community connection efforts.

Community Dinner Discussion

AZ reported that there were approximately ten attendees at the event, including some people new to Bristol. There were productive conversations held, and AZ provided a summary of the discussion and the responses to questions that were posed.

AZ noted that there will be two major PC meetings for discussion of land use issues as well as further review of the topics discussed and responses provided during community discussions.

VI. Administrative Matters

Approval of Minutes: The minutes of April 21, 2026 were approved.

Miscellaneous: Notice of Certificate of Public Good - Verizon

AZ summarized that three new antennas to be added, with no other changes proposed.

VII. Public Comment

Ron Dendas spoke of Bristol's wellness factors and strategies for increasing participation by the community. He noted the Town's high density of chronic disease and its poverty levels, and indicated that he is looking forward to continued conversations.

VIII. Adjournment

The meeting adjourned at 8:33 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary