

Application for Development Review

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

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



Landowner Information: (as listed in Grand List)

Name: Justin Sandherr

Mailing Address: 657 Bridgewater Center Rd. Bridgewater Centers, VT

Phone #: [REDACTED]

Email: [REDACTED]

Applicant Information: (if different from Landowner)

Name: Midori Batten

Mailing Address: 19 Main St, Bristol, VT 05443

Phone #: [REDACTED]

Email: [REDACTED]

Site Information:

Location of Property: 19 Main St., Bristol, VT 05443

Parcel ID: 235073

Lot Size: 0.15

Zoning District: VB-Village Bus.

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:

Seeking approval for a larger, more visible Inn sign & accompanying gooseneck lighting. The 8' 2.5" clearance from the ground preserves our historic building's secure existing anchored bracket while providing ample pedestrian clearance and overall public safety.

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 Natural Resources Permit Navigator ([Permit Navigator](#)) or contact a Community Assistance Specialist at 802-828-0141 or 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]

Date: 9/16/26

Signature of Landowner: [Signature]

Date: 9/16/26

Office Use Only

☒ Development Review Board

☐ Downtown Design Review Commission

☐ Both

Date Received: 9/15/26

Date Received Complete: 9/16/2026

Date of Public Notice Posting: 9/18/2026

Date of Public Hearing: 10/13/2026

APPROVED ☐ / DENIED ☐ Date: _____

Date of Written Decision: _____

Appeal By: _____

Effective Date: _____

Concurrent Application: Permit # 26-803

Comments/Conditions: _____

Bristol Inn Vermont - Signage Proposal

Written Narrative

Proposed Sign Height

The proposed hanging sign will be approximately 8' 2.5" above the sidewalk, below the 10-foot minimum specified for projecting signs. We are requesting consideration of this limited dimensional deviation based on the existing conditions of the historic building and, most importantly, the security and safety of the sign installation.

Historic Building & Existing Bracket

This historic building dates to 1871, and the existing sign bracket is securely mounted to the building cornice and has proven to be exceptionally stable. Our preference is to reuse this existing bracket rather than alter its location or introduce additional mounting points into the historic structure.

Safety & Structural Security

Raising the bracket to achieve the 10-foot clearance would require modifying the existing mounting anchor and adding new attachment points to the building. Because of the age and construction of the building, this could compromise the integrity of the historic structure and would not necessarily result in a more secure installation. In contrast, retaining the existing bracket provides a known, tested, and substantially more secure anchored bracket.

Historic Downtown Precedent

The proposed sign will be a substantial wooden sign and will be designed and installed to withstand the wind pressure load required by **Section 746** of the regulations. In this situation, we believe that maintaining the existing, securely anchored bracket provides the safest installation and best protects both a beautiful, historic building and, most importantly, pedestrian safety.

We also note that hanging signs at an 8' clearance is common in historic downtown areas throughout Vermont and New England (Branden, Warren, Colchester, Shelburne, Rutland & St. Johnsbury to name a few. Others such as St. George and Wilmington require a 7' minimum). The proposed height would maintain clear pedestrian passage while allowing the sign to remain securely attached to the existing structural support.

Request

We respectfully ask the Development Review Board to consider this site-specific condition and approve the proposed sign at its approximately 8' 2.5" clearance height, allowing us to retain the existing secure bracket rather than make structural modifications solely to achieve the 10-foot clearance.

We believe this represents the minimum deviation necessary to provide improved visibility while maintaining a safe, durable, and historically appropriate installation.



SECTION 353: Application for Conditional Use Approval

1. Property identification, ownership, adjoining properties, map information.

See Sign application. No changes to property boundaries or adjoining properties are proposed.

2. Accurate map of existing features.

See application documents. The proposed project does not alter existing structures, landscaping, streets, utilities, or other site features.

3. Proposed structures, land-use areas, parking, pedestrian walks, landscaping, grading, etc.

No new structures, changes to land use, parking, loading, driveways, pedestrian walks, landscaping, grading, screening, or other site improvements are proposed. The proposed sign will be mounted to the existing building over the existing sidewalk.

4. Narrative description of the project

We are proposing a larger, more visible hanging sign as part of the rebranding of "Bristol Suites" to "Bristol Inn Vermont." The sign is intended to improve visibility and wayfinding for an inn located at 19 Main Street. The proposed sign will be mounted using the existing secure bracket on the historic 1871 building and will include gooseneck lighting to improve visibility after dark.

The proposed sign will provide approximately 8' 2.5" of clearance above the sidewalk, providing ample pedestrian clearance while allowing us to retain the existing secure anchored bracket. The sign will be designed and installed to meet applicable structural and wind-load requirements. No changes to the existing building, site, parking, access, or landscaping are proposed.

5. Construction sequence and time schedule

Installation of the sign and lighting will occur as a single phase following approval and receipt of all required permits. No building, parking, landscaping, grading, or construction are proposed.

6. Energy utilization and conservation measures for each heated structure

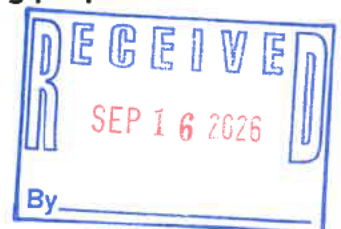
N/A

7. Hours of operation

The proposed project does not change the inn's existing hours of operation. Sign lighting will operate only as permitted under applicable sign and lighting regulations.

8. Description of signs, lighting and noise mitigation

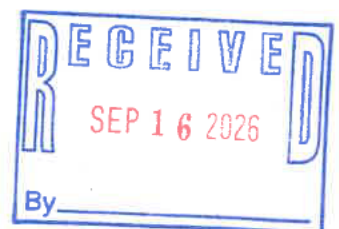
The project includes one larger hanging sign identifying the inn, with gooseneck lighting directed toward the sign. The lighting will be designed to provide focused illumination while minimizing glare, upward illumination, and light intrusion onto neighboring properties (in accordance with applicable lighting and sign regulations).



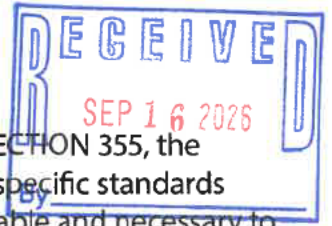
9. Other information requested by the appropriate municipal panel

Supporting materials include the proposed sign design, dimensions, mounting details, and photographs of the existing building and bracket. Examples of comparable projecting/hanging signs in historic downtowns are also provided for context.

(Additional information regarding the existing bracket, proposed mounting, pedestrian clearance, and structural considerations is provided in the accompanying project narrative writeup.)



SECTION 356: SPECIFIC CRITERIA FOR REVIEW.



In addition to any conditions stemming from its review of the general criteria listed in SECTION 355, the ZBA may make such additional requirements as it deems necessary with respect to the specific standards regarding site plan review and Articles IV-VIII of these Regulations or as it deems reasonable and necessary to implement the purpose of the Act and these Regulations.

1. Applicant shall demonstrate that the circulation between the site and the street network is adequate to accommodate the traffic proposed. Parking and loading facilities should conform to the standards contained in Article VII, SECTIONs 710-720 of these Regulations. Parking shall be located to the rear or interior side (side not fronting on a public road) of buildings, unless otherwise permitted by the appropriate municipal panel due to site conditions which would prevent the reasonable use of the property if this standard were strictly enforced. Large, uninterrupted expanses of parking shall be avoided.

N/A.

2. Safe pedestrian connections to on-site parking areas, and to existing or planned pedestrian facilities located on adjacent properties and/or along public roads, shall be provided. Access points at property edges shall be coordinated with existing and planned development to provide pedestrian connections between uses.

The proposed sign will not alter existing pedestrian connections or access. The sign will be located over the existing sidewalk with approximately 8' 2.5" of clearance, providing ample overhead clearance for pedestrians. The existing pedestrian route will remain unobstructed.

3. Applicant shall demonstrate that they have incorporated landscaping features (trees, shrubs, fences, walls, gardens, open space or other features) into a design to reduce any impacts their use of the property might have on neighboring properties and that will enhance the appeal of the use proposed. Parcels shall incorporate street trees along the highway frontage to establish a canopy and provide traffic calming.

N/A.

4. The outdoor storage of trash shall be screened or hidden from public view.

N/A.

5. Building design. The applicant should demonstrate how the structure they are proposing fits within and adds to the character of the area in which it is proposed.

The proposed sign is designed to complement the character of the existing 1871 historic building and the surrounding downtown streetscape. The substantial wood sign and traditional hanging-bracket are intended to be compatible with the historic character of Bristol's downtown while providing improved visibility for the inn.

6. New construction should be compatible in design, scale, mass and height with the significant buildings within the immediate area.

The existing building will not be altered. The proposed hanging sign is appropriately scaled to the historic building and surrounding downtown streetscape. Its design and materials are intended to complement the scale and character of neighboring historic buildings.

7. For lots located within the Village Planning Area, buildings, and associated site design, shall reinforce, rather than destabilize, a defined streetscape. Buildings should be oriented to front upon the road. However, where the placement of a building along the front setback is not practical due to preexisting site conditions, the site plan should incorporate landscaping features, such as low walls and planting materials, along the setback line to create a transition between the public right-of-way and the site. Applicants should demonstrate that they incorporated reasonable energy conservation measures for commercial structures into the structures proposed.

The proposed project does not alter the existing building, its orientation, setbacks, or site design. The new sign is intended to reinforce the existing Main Street streetscape by making the inn more clearly identifiable from the public sidewalk and street. No other changes are part of this project.

8. Applicant shall demonstrate that they comply with all stormwater requirements of the State of Vermont and have adequately addressed drainage on the site so as not to create ponding on or off the site and that they have not rerouted the flow of storm or surface water so as to cause ponding or flooding problems for neighboring properties.

N/A

9. Exterior lighting should conform to the standards contained in SECTION 752 of these Regulations.

The proposed gooseneck fixtures will provide evening, targeted illumination of the sign and will be directed downward to minimize glare and light intrusion onto neighboring properties. The directed gooseneck lighting will comply with both Sections 752 and 747.

10. Noise should be regulated in accordance with SECTION 751 of these Regulations. **N/A**

11. Signs should conform to the standards contained in SECTIONs 740-748 of these Regulations.

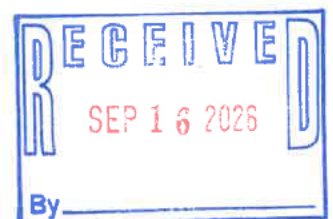
The proposed sign will comply with all applicable sign standards except for the 10 ft minimum clearance for projecting signs, for which a limited dimensional waiver is requested. The proposed sign will provide approximately 8' 2.5" of clearance above the sidewalk, providing ample pedestrian clearance while allowing us to retain the existing secure bracket on the historic 1871 building. Raising or relocating the current bracket could require structural modifications to the historic building and could result in a less secure installation. The sign will be designed and installed to withstand the required 30 lbs per sq ft wind pressure load and will not obstruct pedestrian access or create a public-safety hazard.

12. Hours of operation should conform to the standards contain in SECTION 754 of these Regulations.

N/A

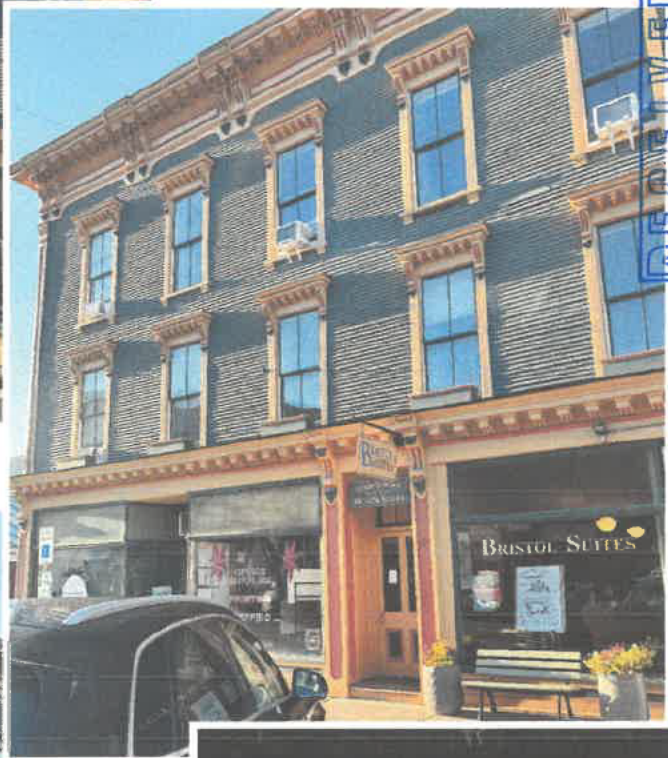
13. Within Bristol's overlay districts, the appropriate municipal panel may also require the applicant to demonstrate compliance with additional criteria applied within that overlay district as described in SECTION 395.

Understood.



THE CURRENT CHALLENGE: VISIBILITY FROM STREET

The existing sign visually recedes into the building, making the inn easy to overlook for out-of-town visitors unfamiliar with Bristol, especially after dark.



RECEIVED
SEP 16 2026
By

