Town of Bristol
PLANNING COMMISSION SPECIAL MEETING
HYBRID Public Meeting
Tuesday, September 19, 2023
Meeting Minutes

Planning Commission Members Present *[in person and by remote]***:** Kevin Hanson, Fred Baser, Rob Rooker, Anna Daylor, John Moyers, Bill Sayre, Slim Pickens.
Absent: Chanin Hill, Melissa Hernandez.

Visitors: Addison County Regional Planning Commission (ACRPC) Executive Director Adam Lougee, Jim Quaglino (remote)

Others Present: Zoning Administrator Kris Perlee

Call to Order: PC Chair Kevin Hanson called the meeting to order at 7:02 p.m.

I. Review agenda for additions, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A) and implicit approval
a. None

II. Continuing Business:

a) Discussion: Continue By-Law Modernization Grant work with ACRPC:
i. Definitions

Adam suggested that the PC address the "Parking Lot" issues. Kevin agreed.

The first issue is from the Wells to revise the definition to remove the requirement of owner/keeper occupation. Kevin presented the request from the landowner. Kris gave overview of current zoning regulations. Adam suggested that lowering the threshold for hotel to address the issue. Discussion about when the request was made. The original request was made in person and then submitted in email in 2021Review of permits for the site. Slim asked question around changing regulations for one person. Rob explained that this a chance for PC to fix issues in the regulations. Fred not sure why owner occupations is needed or why it was added to regulations. Examples of Inns in other Addison County towns that owner doesn't live on site. John gave overview of issues at the site over the years like parking, light, and noise. Anna discussed staying on site and previous PC member that an inn in downtown is different that one in a more rural situation. Discussion about not focusing on one property, but stay focused on the overall definition. Fred suggested that a manager needs to be available 24-7 and live with a certain distance. Slim would like to have the owner explain their nonconformance. Other board members stated that issue is for another board or hearing. Fred is concerned about loosing a valuable asset. Discussion bout site plan review vs. conditional use. Kevin asked Anna to create new definitions of lodging options. Adam offered to work with Anna. He will create definitions and work with Anna on this. John requested a copy of all written communications surrounding the Wells property. Kris will send all written communications to PC.

Next issue was review of business yard (BY). Rob needed to leave at 7:55 and stated he feels this is an appropriate use in these zones. Review of the boundaries of Village Mixed (VM) district. John gave his concerns why a BY doesn't fit in the zones where they are. He would like to remove BY from RA5 and VM zones. Anna feels that the definition is too broad and needs to be tightened up around construction related. Fred discussed that Act 250 and DRB

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approved a BY across the street from the site on Hewitt Road. He agrees definition needs to be cleaned up. Bill feels that Conditional Use would address issues. Discussion around trash not being a use that should be allowed. John felt that the use should be removed for now and reviewed the next time the Zoning regulations are modified. Kevin discussed modifying the definition and John was OK with this as long as the definitions are reviewed. Adam and Anna will work on a new definition.

ii. Overall review of Unified Development Regulations

Adam reviewed the changes to the maps. John would like have a discussion around ADUs and how to protect a neighbor against greater density. He has a couple of substantive changes he would like reviewed in the future.

b) Discussion: Communications Plan

Kevin reviewed communication plan. The PC discussed ways to get the changes out to the public such as FPF, Addison Independent, and/or posters. Adam will create a side-by-side comparison document.

III. New Business

a. Selectboard Update: Kevin will submit document to Selectboard and get clarity if they will approve or send to the voter for approval.

IV. Administrative Matters

a) Approval of Minutes: September 5th:

Due to lack of members who attended the meeting, minutes table until next meeting.

b) Discussion: Zoning Administrator's Report

Update on development along Firehouse Drive.

c) Misc Correspondence

Regional Planning is having listening event around the future of electric in VT.

V. Public Comment:

Kris commented around the expansion of the HDR zone, and the need look into other uses that are needed to support the expansion of the village area like retail and services to allow the expansion of the walkability aspect of the village.

VI. Adjournment

John Moyer moved to adjourn; Anna Daylor seconded. **So Voted. MOTION PASSED**.
Meeting adjourned at 8:50 p.m.

Respectfully submitted,
Kris Perlee