Town of Bristol
PLANNING COMMISSION MEETING
Tuesday, October 6, 2026
Meeting Minutes
Approved 10/20/2026

Members Present:	Kevin Hanson, Chanin Hill, Slim Pickens, Ellen Repstad, Rob Rooker, Bill Sayre
Staff Present:	AZ Larsen, Planning and Zoning Administrator
Others Present:	Andrew Smith

I. Call to Order: Rob called the meeting to order at 7:00 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.
Two items were noted to be placed in the Administrative Matters section of the agenda.

III. Public Comment
Nobody requested time to speak.

IV. Town Plan Update
PC Work Groups – It was clarified that language is to be updated as necessary, but not completely rewritten. Groups reported that they had not yet met, or had met and not completed any determined tasks. Ellen explained that she and Melissa had discussed how to get further input from the community, particularly regarding housing.

There was some discussion regarding whether/how to get a group together to initiate a larger scale housing development. AZ spoke of the CHIP program, and indicated they would provide additional information about using this to help with infrastructure financing. The potential for a housing committee was mentioned, as well as development of more structured zoning regulations to allow for benefits for housing development. It was agreed that septic capacity is critical for more dense development.

Public Participation – AZ noted that Dan will be providing a summary of input/discussion from the recent session that was held. They then summarized their efforts over the summer months, which helped to raise awareness of the Plan and its update process. AZ explained that they are still compiling the comments received, and noted that recreation and affordable housing were hot topics. Also, it was often indicated that the natural environment is an important piece of what makes Bristol great. Currently, there are no other opportunities to meet with the public planned, other than the second workshop with Dan which is scheduled for February. AZ is seeking ideas for other potential events.

Vision Statement – A summary of what was previously discussed was provided by AZ, who also presented examples of statements from other towns. The vision statement was discussed by the group in conjunction with the purpose section of the current plan. The members discussed at length the types of industry to be promoted/supported by the Plan, with the potential conflict of a working landscape vs resource protection a point of debate. It was decided that the word ‘protection’ is too limiting.

AZ will send notes of this conversation to the members, so that each can work through a draft of a new vision statement. It was agreed that the vision statement should be concise, and that the purpose of the PC does not need to be repeated in the Town Plan.

V. Planning Commission Roundtable
Bill commented on the importance of keeping in mind that the best way to maintain working farms and forests is through stronger markets, rather than through regulation.

VI. Administrative Matters
Approval of Minutes: The minutes of September 15, 2026 were approved.

Notice from PUC: AZ noted that additional antennae had been approved for the cell tower on Meehan Road.

TA Newsletter: Greg had asked for input for future newsletters, and PC members provided responses to the questions posed. They indicated that economic development means growths in housing and jobs/industry, and that lack of municipal infrastructure is a deterrent. Starter homes and ensuring that the senior population has housing were both noted as important. Regarding critical points, the village wastewater system and wastewater capacity in general, as well as declining school enrollment and potential school closure were noted.

VI. Public Comment
Andrew Smith provided a suggestion for a vision statement.

VII. Adjournment
The meeting adjourned at 8:39 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary