Town of Bristol
PLANNING COMMISSION MEETING
Tuesday, October 20, 2026
Meeting Minutes
DRAFT

Members Present: Kevin Hanson, Melissa Hernandez, Chanin Hill, Kris Perlee, Slim Pickens, Ellen Repstad, Rob Rooker, Bill Sayre
Staff Present: AZ Larsen, Planning and Zoning Administrator
Others Present: Jenn Bergeron, Wendy Livingston, Dan Mallach (DuBois & King), David Livingston, Dave Livingston

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.
AZ noted that there was a grant resolution to be addressed in the Administrative Matters section of the agenda.

III. Public Comment
Nobody requested time to speak.

IV. Town Plan Update
Public Participation – AZ outlined some ideas for winter engagement planning, and PC members added some further possibilities for reaching out to the community. There was general agreement on these, and some conversation on how best to promote completion of a survey, including raffle ideas. Distribution through the schools and a potential mailing were noted as strategies for reaching those who do not regularly visit the downtown area.

Dan reported on the input received through farmers' market tabling and the community event held in September, where people were asked to speak to 'what Bristol is' and 'what Bristol will be,' with follow up questions regarding what is valued, what could be strengthened, and what could be changed. He reviewed the results with the PC, asking if there were any responses they would like to see expanded upon, potentially through questions on the upcoming survey.

This led to a discussion of housing, particularly housing costs and strategies that might help reduce costs, such as conversion of single family residences and other structures into multi-family units. A preference for there being more business in Town was also discussed, with it being noted that it is difficult to determine whether to focus on business or housing first, as it is unclear which is the driver for local population growth.

Kevin and Rob both spoke of the need for balance, as increased population and business leads to more noise, light, and so forth; acknowledging the perpetual goal of determining how best to preserve what is appreciated and yet allow for growth/affordability.

Vision Statement – There was a lengthy discussion of some of the sample/proposed vision statement language, particularly around the use of the word 'preserve,' and how broad or detailed a statement should be. It was eventually agreed that one of the statements Kris had provided for review should form the basis for Kris' further editing. It was agreed to use a word such as 'facilitate' rather than 'preserve' in the statement. The simplified statement that Kris was directed to provide for further review was agreed to provide the basis for expansion/detail in other sections of the Plan, noted that preserving the health of the Town's forests would best be addressed in the Natural Resources section of the Plan. Kevin pointed out that the use of the

Plan during Act 250 review should be kept in mind. It was noted that the RPC will be reviewing the Plan, and will be able to provide a basic legal review of the content.
Data and Maps – Dan pointed out that a majority of the data and related charts will be need to be updated, and that best sources will be used where 2020 Census data isn't appropriate. AZ then reviewed the maps contained in the current Plan, noting which were required. It was agreed to remove the septic/well map, and the map depicting biologically significant areas, as this information is available through the ANR Atlas. The watershed map will also be removed. There was some discussion of roadways to be added to the transportation map; and it was agreed to retain the land cover map, as it helps readers orient themselves. Kevin noted that the Conservation Commission may have information to include in the natural resource mapping.

Objectives and Policies – Discussion of this item was postponed.

Format – Discussion of this item was postponed.

V. Planning Commission Roundtable
Kevin noted that he and Kris are working on edits to sections of the Plan related to infrastructure, outlining the areas which he felt are pertinent; it was agreed that these are suitable sections for the subcommittee to provide recommended changes for.

VI. Administrative Matters
Approval of Minutes: The minutes of October 6, 2026 were amended and approved.

Holiday Scheduling: No meeting will be held on November 3; there will be meetings on both the first and third Tuesdays of December.

Grant resolution: AZ presented information on a Better Connections grant opportunity, outlining that the intent is to apply for funding to put together a downtown transportation plan, utilizing some of the information gathered in the over 30 traffic studies previously undertaken by the Town. They are proposed that $105K be requested. Kevin asked what the physical boundaries of the project will be; AZ explained it would cover the town core, gateway roadways, and the Planned Growth Area.

MOTION: *Kris moved that the PC supports the submission of a Better Connections grant application as outlined. The motion was seconded by Ellen, and passed unanimously.*

VI. Public Comment
No further comment was provided.

VII. Adjournment
The meeting adjourned at 9:17 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary

DRAFT