Town of Bristol
DEVELOPMENT REVIEW BOARD MEETING
Public Meeting
Tuesday, October 27, 2026
Meeting Minutes

Approved 11/10/2026

DRB Members Present: Kevin Brown, Rebecca Cole, Ted Desmond, Dale Dingler, Ron Tatro, Brenda Tillberg
Staff Present: AZ Larsen, Planning and Zoning Administrator
Others Present: Jono Chapin, Dylan Ludka, Adam Miller, Brian Panatzer, Kourtney Panatzer, Kris Perlee, Christina Reiter, Anthony Robideau, Samantha Sumner

1. Call to Order: Kevin Brown called the meeting to order at 7:00 pm.

2. Review agenda for additions, removal, or adjustment of any items per 1 V.S.A. 18 §312(d)(3)(A).
No adjustments were made to the agenda.

3. Old Business

Permit #26-407: Smith & McLain, Inc. of Hewitt Road (Parcel #060276.01) is requesting Final Plat Review for a 2-lot subdivision subject to Bristol Unified Development Regulations Article IX, SECTIONS 930-939. The 41.9+/- acre parcel located in the Commercial district will consist of Lot 1 (3.5+/-acres) and the remaining acreage as retained lands.

Adam Miller and Christina Reiter were present; Mr. Miller provided some background information about the parcel, explaining that it was planned to be a solar farm for which an Act 250 permit was issued, but that the project was abandoned. He and Ms. Reiter are now seeking an after-the-fact subdivision approval for the parcel; they are proposing no development on the site. It was confirmed that there is a municipal access permit in place, but that no driveway development has yet taken place. The plat had been updated to reflect the current property owner, as requested by the DRB.

Board members had no further questions. Jono Chapin of 402 Hewitt Road asked for clarification of the property's location, and had no other questions or concerns.

MOTION: *A motion to approve the subdivision as set forth on the updated plat passed unanimously.*

4. New Business

Permit #26-063: Dylan Ludka on behalf of Adrian Ludka and Stacey Lemieux of Lawrence Lane (Parcel #235004.01) is requesting conditional use approval subject to Bristol Unified Development Regulations, SECTIONS 350-358, 411. Application proposes to construct a 300 sq. ft. covered porch addition to a non-conforming structure in the High-Density Residential District.

Dylan Ludka outlined through drawings and aerial photos the property and adjacent parcels, noting the location of the house and the proposed porch. He explained that there had previously been a 10 x 12 deck on the northern side of the house where the porch is planned, the porch will be the full 30' length of the house and 10' in width. Mr. Ludka indicated that the porch will be wooden, with a couple of columns and a beam, and will match a typical Village appearance; no lighting is planned.

It was confirmed that the house is non-conforming, due to the setback on the eastern side being approximately five feet. The porch will have the same setback on this side of the property. Mr. Ludka indicated that all neighbors had been informed of the project and hearing.

Board members had no further questions.

MOTION: *A motion to approve a waiver of the side yard setback and authorize construction of a 10 x 30 attached porch with roof and columns, to extend the length of the back of the house, passed unanimously.*

Appeal #26-1001: Kourtney & Brian Penatzer of Hardscrabble Road are requesting an appeal of building permit (#26-062) issued Sept. 16, 2026 by the Zoning Administrator subject to the Bristol Unified Development Regulations SECTIONs 360-365.

Mx. Larsen outlined the timeline for review and issuance of Permit #26-062, noting that all dimensional standards had been met, an access permit (18-03DA) had been issued on 06.26.2018, and that a Wastewater and Potable Water Supply Permit had been approved (WW-9-2543). This permit for a single-family residence was issued by Mx. Larsen on 09.16.2026.

Mr. Brown noted that this property is in the RA2 District, where a single-family residence is a by-right use.

Ms. Penatzer provided some history of the subdivisions which created the lot currently owned by the Penatzers and the adjacent parcel for which Permit #26-062 was issued, owned by Anthony Robideau and Samantha Sumner. She also provided some ownership timeline information; the Penatzers purchased their one-acre lot in 2017, and the house on the property was built in 1980. The parcel for which the permit is being appealed, .7 acres in size, Ms. Penatzer indicated had not been for sale, although they and other neighbors hoped to purchase it as a protective measure. At a couple of points in time, there was tree cutting taking place on the property, and a previous owner of the .7-acre parcel had used the Penatzer's mailing address when applying for the Wastewater Permit from DEC.

Ms. Penatzer then explained that she had concerns regarding the potential impact of the new septic and well on the Penatzer water supply, as well as impacts to their general quality of life resulting from this adjacent development, and concerns regarding changes to the Penatzer's property value. She felt that when the two lots had common owners, they should have been permanently merged due to their both being nonconforming at the time. Mr. Brown explained subdivisions, mergers, and related Town and State history and legal information.

Mr. Robideau and Ms. Sumner outlined that they purchased the property in September of 2026, and plan to put a one-story manufactured home on the site. They explained that the Wastewater Permit and Access Permit were in place when they purchased the property, and confirmed that the driveway is installed on the western side of the property.

5. Administrative Matters

Approval of Minutes: The Minutes of October 13, 2026 were amended and approved.

6. Deliberative Session

The Board entered Deliberative Session at 8:08 pm and returned to open session at 9:00pm.

MOTION: *A motion to deny the appeal of building permit #26-062 and affirm issuance of the permit passed unanimously.*

7. Adjournment

The meeting was adjourned at 9:01 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary