



Town of Bristol  
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CERTIFIED MAIL

RETURN RECEIPT REQUESTED

**MEMORANDUM**

**TO:** - Chairs of Planning Commissions of Towns Abutting Bristol

(Monkton, Starksboro, Lincoln, Ripton, Middlebury and New Haven)

- Adam Lougee, Executive Director, Addison County Regional Planning Commission
- Vermont Department of Housing and Community Affairs

**FROM:** Bristol Planning Commission

G. Chico Martin, Chair

**DATE:** November 28, 2013

**SUBJECT: Proposed Amendment to Bristol Zoning Regulations**

Enclosed, per 24 V.S.A. § 4441(e), is a copy of a proposed amendment to Bristol's Zoning Regulations and a copy of the notice of the Planning Commission's public hearing. We would appreciate any comments that you may have with respect to the compatibility of the regulations with local or regional or state agency plans.

For further information please call G. Chico Martin of the Planning Commission at (802) 453-5334 or Eric Forand, the Zoning Administrator, at (802) 453-2410

Town of Bristol – Notice of Public Hearing

Zoning Regulations

The Bristol Planning Commission will hold a public hearing on December 17, 2013 at the Bristol Town offices in Holley Hall at 7:00 p.m. to consider the adoption of an amendment to Bristol's Zoning Regulations to create a new Zoning District, proposed as the Bristol Pond Camp District. This hearing will be held pursuant to 24 V.S.A. §4441. This notice is issued pursuant to 24 V.S.A. §4444(b).

The purposes of the revision are to:

- Create a new zoning district acknowledging the pre-existing camps on Bristol Pond and allowing for very limited and appropriate improvements to those camps or lots.
- Protect the scenic, natural and historic qualities that make Bristol Pond unique.
- Make the definitions, consistent with State of Vermont Water Supply and Wastewater Rules and the Exemptions to those regulations outlined in 10 V.S.A. §1974.
- To update the approved zoning map of the Town of Bristol to include a new zoning district

The proposed regulations include the following new provisions which the Planning Commission feels are noteworthy:

- Adjust the land use density in the new proposed district along a small portion of Bristol Pond to match and allow for limited improvements to the seasonal and primitive camps that exist in the proposed district.
- Maintains natural resource protection areas along Bristol Pond by providing for a 100' buffer zone between development and the Pond;

The above is a summary of the principal changes. The proposed regulations affect a small portion of the existing Conservation District on the shore of Bristol Pond that is proposed to be changed to the Bristol Pond Camp District. Copies of the proposed amendment may be obtained or viewed at the Bristol Town Offices, Holley Hall, South Street Bristol during regular business hours and on the town website ([www.bristolvt.org](http://www.bristolvt.org)).

For further information please call G. Chico Martin of the Planning Commission at (802) 453-5334 or Eric Forand, the Zoning Administrator, at (802) 453-2410

Bristol Planning Commission

BY:  Chair  
G. Chico Martin

RUN: Addison Independent

POSTED: November 28, 2013 at the Bristol Town Clerk's Office; Bristol Town Clerk's Office (Outside); Lawrence Memorial Library.

## Bristol Pond Camp District

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### *A. Objectives and Guidelines*

Bristol Pond constitutes a unique physical feature within the Town of Bristol. It supports low density outdoor recreational uses including: fishing, hunting, birding and canoeing or kayaking. It hosts several species of rare and endangered plants and some of the oldest known archeological sites in the State of Vermont. Most of the pond is surrounded by open, undeveloped land that largely constitutes floodplain and marsh on which development is prohibited. The only portion of land adjacent to the pond that has any development currently consists of the 15 pre-existing, non-conforming small camp lots commonly known as the "Lake Winona Landowners Association". The primitive or seasonal camps or vacant lots that currently compose the district are small and many lack basic services like running water or functioning wastewater systems beyond an outhouse. The Bristol Pond Camp District constitutes a new district encompassing the 15 small lots that compose the Lake Winona Landowners Association and is surrounded by the Conservation District which encompasses the remainder of Bristol Pond. The Bristol Pond Camp District has two primary objectives. First, like the neighboring Conservation District, it is intended to protect the scenic, natural and historic qualities that make Bristol Pond unique. Second, it seeks to acknowledge the pre-existing primitive or seasonal camps and lots that exist on the Pond and to allow for very limited and appropriate improvements to those camps or lots.

In order to accomplish each of the objectives noted immediately above, the district offers the following guidelines controlling any new development in the district:

1. No further subdivision of any lot will be allowed within the district.
2. Only one single family dwelling unit will be allowed on each lot.
3. Year round homes are prohibited in the district.
4. Primitive camps, with no interior plumbing consisting of more than a sink with water, will be allowed provided they are used for no more than 3 consecutive weeks per year, and no more than a total of 60 days per year. However, owners that can demonstrate that they use the camp more than the timeframe above and that the current level of use existed before January 1, 2007, will be allowed to continue using the camp at the level of use established prior to January 1, 2007. This date is significant as that use means that the camp is exempt from the permit requirements of the State Wastewater System and Potable Water Supply Rules under the "Clean State" exemption. The purpose of this guideline is to create a local permitting regime consistent

with the state wastewater and potable water supply requirements and exemptions.

5. Seasonal camps, whether or not they have internal plumbing, that are used for 180 days per year or less will be allowed. Existing seasonal camps will be allowed to continue at the current level of use if the owner can demonstrate that the current level of use existed before January 1, 2007. This date is significant as that use means that the camp is exempt from the permit requirements of the State Wastewater System and Potable Water Supply Rules under the "Clean State" exemption. The purpose of this guideline is to create a local permitting regime consistent with the state wastewater and potable water supply requirements and exemptions.
6. Applicants applying for a zoning permit for any improvements or additions, like adding bedrooms, or making any other changes that would require a State Wastewater System and Potable Water Supply Permit, understand that that the Town of Bristol will condition the issuance of a final zoning permit upon the applicants' securing a State permit.
7. No new structures may be erected within 100 feet of the shoreline of Bristol Pond as measured from the mean high water mark. However, pre-existing camps closer to the pond than 100 feet may add rooms or other improvements to the camp, but only if they propose the addition no closer to the pond and can meet the dimensional setback requirements for locating the addition on the side of the structure or on the portion of the structure furthest away from the pond.
8. Each lot shall maintain a native vegetative buffer of at least 100 feet from the mean high water mark along the majority of the shoreline of the pond that the lot encompasses. Native vegetative buffers, including trees, shrubs or other understory plants and a "duff" layer of leaf litter and woody debris, provide a number of environmental functions that benefit the pond and the wildlife that use the pond for drinking water and habitat. Trees and shrubs can help screen properties from the other users of the pond, preserving a pristine experience. They also provide cover for terrestrial species that use the pond for drinking water. Their root systems help bind the soil, slowing and filtering runoff, preventing erosion and maintaining water quality. The "duff" layer also serves to slow and filter runoff, improving water quality. Lastly, trees, shrubs and duff contribute woody debris, and associated insects and plants necessary to maintain the health of the near shore aquatic habitat, which supports the reproduction of many aquatic species. Accordingly, Bristol requires that each property owner along the pond serve as a steward of the pond's resources, both for themselves and for the general public. Maintaining a natural vegetative buffer within 100' feet of the pond for a majority of the lot frontage on the

pond can look a number of different ways. Guidelines for implementing the buffer follow:

- a. The duff layer is most important and should be maintained in nearly all areas within 25 feet of the pond;
  - b. Areas of trees and shrubs should be preserved, but may be thinned or limbed to provide viewsheds from the property to the pond, leaving the trees' upper stories intact to provide shade and screening;
  - c. Grass or lawn areas should comprise a minority of the area of the shoreline, decreasing in size closer to the waterline;
9. Accessory uses/buildings will be permitted provided they meet all of the dimensional standards noted below.

*B. Allowed Uses*

	<b>Permitted</b>
Dwelling, Seasonal camp	Accessory use/building
Dwelling, Primitive Camp	
	<b>Conditional</b>
None.	

*C. Dimensional Standards*

Residential density	<b>Minimum</b>	<b>Maximum</b>
		<b>1 dwelling unit per existing lot</b>
Lot size	Validly created pre-existing lots only; No subdivision will be allowed in this district	
Pond setback	100ft.	
Lot coverage		5%
Eastern setback (From original 200' property line )	15 ft	
Property line setback (sideyard)	35 ft	
Maximum building Height		25 ft
Maximum building Footprint		1,000 sf