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MEMORANDUM

TO: - Chairs of Planning Commissions of Towns Abutting Bristol
(Middlebury, New Haven, Starksboro, Lincoln, Ripton and Monkton)

- Adam Lougee, Executive Director, Addison County Regional
Planning Commission

- Vermont Department of Housing and Community Affairs

FROM: Bristol Planning Commission
Sue Kavanaugh, Chair

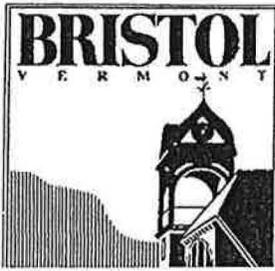
DATE: September 14, 2016

SUBJECT: Proposed Town Plan

Enclosed, per 24 V.S.A. § 4384(e), is a copy of the proposed Bristol Town Plan and the report prepared by the planning commission summarizing the changes made to the plan. We would appreciate any comments that you may have with respect to the compatibility of the regulations with local, regional or state agency plans.

For further information or to discuss the proposed changes, please call Eric Forand at the Zoning Office at 453-2410.





Town of Bristol
Holley Hall
P.O. Box 249
Bristol, VT 05443
(802) 453-2410 • Fax 453-5188

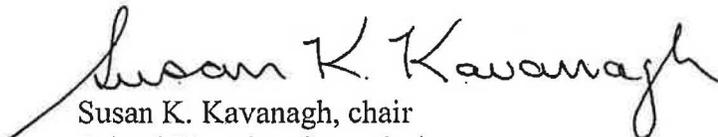
**Town of Bristol, Vermont Notice of Public Hearing
On the proposed re-adoption of the Bristol Town Plan**

The Bristol Planning Commission (PC) will hold a public hearing at 7:00 p.m. Tuesday, October 18, 2016 in the Town offices at Holley Hall to take public testimony on the re-adoption of the Bristol Town Plan.

Statement of Purpose

The Bristol Planning Commission (PC) proposes the re-adoption of the Bristol Town Plan approved by Town voters on November 5, 2012. Because the PC will simultaneously propose amendments to the Bristol Zoning Regulations that provide for a new Zoning Map, it will be necessary to make changes to the Town Plan now in order to reference the anticipated updated map. References to Bristol's Zoning Districts appear in Section 12 Land Use, sub-section C (page 51) of the Town Plan. This text, referencing the Zoning Districts and Map (in Figures 24, 25, and 26 and in Appendices B and C) will need to be adjusted. This will be the only change to the current Town Plan and represents only clarifying amendments, not substantive change in purpose or intention.

Respectfully submitted by,


Susan K. Kavanagh, chair
Bristol Planning Commission

by conservation easements and other restrictions. Land within the Rural Conservation Planning Area provides significant public benefits and recreational use, and is a source of forest products.

The lands in the Rural Conservation Planning Area are currently protected by the most restrictive municipal zoning in Bristol, which discourages dense development and promotes only uses that are compatible with the limitations or special features of this area. Residential development is presently permitted only with a density of 1 unit per 25 acres, or at a higher density, only as part of a planned unit development. It should be recognized, however, that the Rural Conservation Planning Area, while an area where development should be limited, is not a “Preservation Area” nor or all parts of it environmentally sensitive.

C. Zoning Districts and Map

Current Zoning. Figures 24, 25, and 26 and the maps in Appendices B and C present a description of the town’s current zoning districts (as of 2011). It is understood that as a result of the recommendations of this plan the current zoning districts and map are anticipated to change. After the voters approve a new town plan, Bristol’s adopted Zoning Regulations remain in force until revised zoning regulations are drafted and adopted.

Zoning Revisions. Because so many districts within Bristol’s current zoning ordinance allow both commercial and residential development, substantial reliance is often placed on review by the Zoning Board of Adjustment, especially when either the commercial or residential use is allowed only as a conditional use. This case-by-case review has generally served the town well, but has placed a heavy burden on the Zoning Board of Adjustment.

Accordingly, although the basic principles described in the description of Planning Areas above should continue (Village Planning Area with residential, commercial and some mixed, Rural Agricultural Planning Area with residential, mixed, and agricultural uses, and Rural Conservation Planning area with very low density residential), the Planning Commission will be undertaking a complete review of all zoning districts to re-examine what uses should be permitted, not permitted, and conditional in each zone. Zoning district lines will also be comprehensively reviewed and scrutinized based on new geological maps when they become available. When possible, unnecessary districts, which in some cases have resulted from the town/village merger, will be considered for elimination.

D. Specific Land Use Issues

Resource Extraction. The appropriate use of Bristol’s natural resources inventory, both renewable and non-renewable, presents real challenges for the community. Deposits of soil, sand, gravel and rock (“earth resources”) many times closely adjoin pockets of substantial residential development, and commercial extraction of these resources is often not compatible with this residential development (See Appendix G).

Bristol Town Plan (Adopted -----)

Figure 24. Zoning Districts within Village Planning Area (as of 2016)

- ❖ **Village Business (VB)** The purpose of this district is to promote the economic vitality of Bristol’s downtown business district, while maintaining its historic character, pedestrian scale and orientation, and small town atmosphere. This district is densely developed, largely with block commercial buildings, and is and planned to be Bristol’s primary retail center. Use of existing storefronts on Main Street for non-retail purposes shall be strongly discouraged. Full utilization of existing buildings is encouraged in a manner that preserves their architectural integrity, and demolition of structurally sound historic structures shall be strongly discouraged.
- ❖ **Residential/Office-Commercial (ROC).** The purpose of this district is to maintain and enhance the historic look and character, quality of life and mixed-use environment extending outward from Bristol’s Village Business District. This area already contains a mixture of historic homes, but also remains suitable for office and commercial development because of its proximity to the existing commercial core of Bristol. Commercial development in this area should complement and reinforce Bristol’s village. It should retain the larger historic homes within the district. Accordingly, adaptive re-use of existing buildings is encouraged in a manner that preserves their architectural integrity, and demolition of structurally sound historic structures shall be strongly discouraged. The uses allowed should not greatly impact upon the area residences and therefore should have limited impacts stemming from traffic, noise, odor or safety hazards.
- ❖ **Village Mixed (VM).** This district shall promote opportunities for employment and housing within easy reach of the walkable core of the village. It promotes mixed use development intended to extend Bristol’s village to the west and south and to offer a mix of residential, commercial and light manufacturing opportunities within the Village Planning Area. Its vision incorporates and expands the recent development opportunities created in the Pine Street area and seeks to encourage similar development in other areas within the district, including the Town owned property at Stoney Hill. Mixed use residential or commercial/office parks developed as Planned Unit Developments (PUDs) are encouraged. The district also incorporates a number of municipal uses, which it envisions expanding and/or otherwise changing to meet the needs of the community.
- ❖ **Village Residential (VR)** The purpose of this district is to promote the economic vitality of Bristol’s downtown business district, while maintaining its historic character, pedestrian scale and orientation, and small town atmosphere. This district is densely developed, largely with block commercial buildings, and is and planned to be Bristol’s primary retail center. Use of existing storefronts on Main Street for non-retail purposes shall be strongly discouraged. Full utilization of existing buildings is encouraged in a manner that preserves their architectural integrity, and demolition of structurally sound historic structures shall be strongly discouraged.
- ❖ **High Density Residential (HDR).** It is the purpose of this district to allow for continued, high-density residential and compatible small business uses within the neighborhoods extending north and east from downtown Bristol. This district is largely developed with single-family homes and it is the intent of these Regulations to protect the existing character and maintain the district’s traditional settlement patterns and residents’ quality of life.
- ❖ **Village Residential (VR).** It is the purpose of this district to create a transitional zone between the village core and the surrounding rural agricultural area. The district shall allow for increased residential density and compatible small business

and civic uses in areas extending outward from Bristol village. The intent of this district is to extend the character of the village into adjoining areas that are currently less densely developed to provide opportunities for residential growth in proximity to downtown Bristol

❖ **Commercial District (C-1)**. This district is located close to or within the Village Planning Area. The purpose of this district is to provide opportunities for both individual small-scale commercial and light industrial development and larger scale planned commercial and light industrial development. Existing residential uses will be allowed to continue. Retail Store, Class 3 development that competes with the downtown business district shall not be permitted.

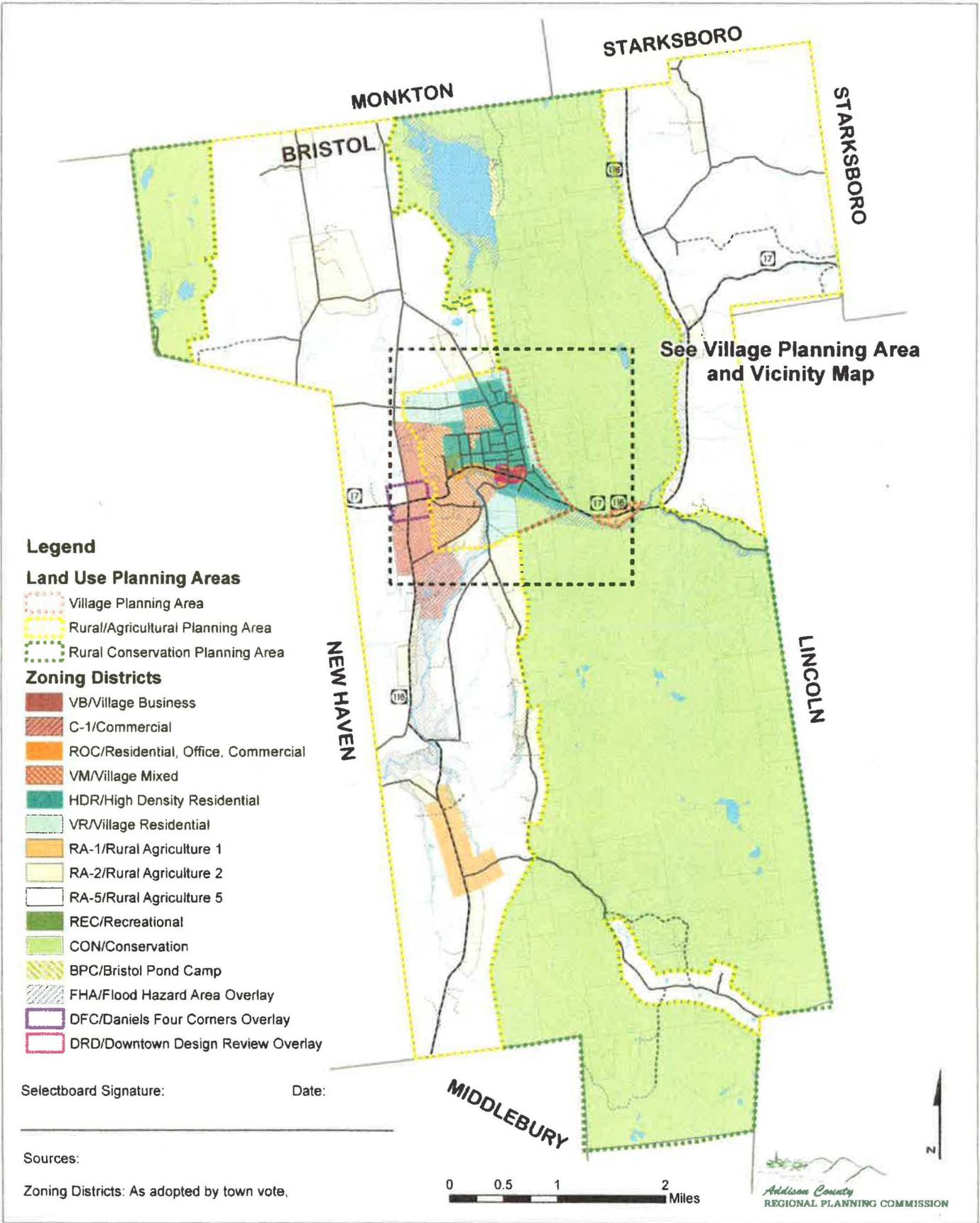
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❖ **Recreational District (REC)**. This district has been maintained and developed for public recreational uses and should continue to serve municipal and community needs for recreation. The district is comprised of property currently owned in part by the Town of Bristol and in part by the Bristol Recreation Club, Inc. The parcels should be treated as one cohesive unit as long as the ownership remains unchanged. The area is sometimes known as the Bristol Recreation Park and includes the Town's land at the so-called "riding ring" on Liberty Street.

land use

51

Zoning Districts - Town of Bristol



Legend

Land Use Planning Areas

- Village Planning Area
- Rural/Agricultural Planning Area
- Rural Conservation Planning Area

Zoning Districts

- VB/Village Business
- C-1/Commercial
- ROC/Residential, Office, Commercial
- VM/Village Mixed
- HDR/High Density Residential
- VR/Village Residential
- RA-1/Rural Agriculture 1
- RA-2/Rural Agriculture 2
- RA-5/Rural Agriculture 5
- REC/Recreational
- CON/Conservation
- BPC/Bristol Pond Camp
- FHA/Flood Hazard Area Overlay
- DFC/Daniels Four Corners Overlay
- DRD/Downtown Design Review Overlay

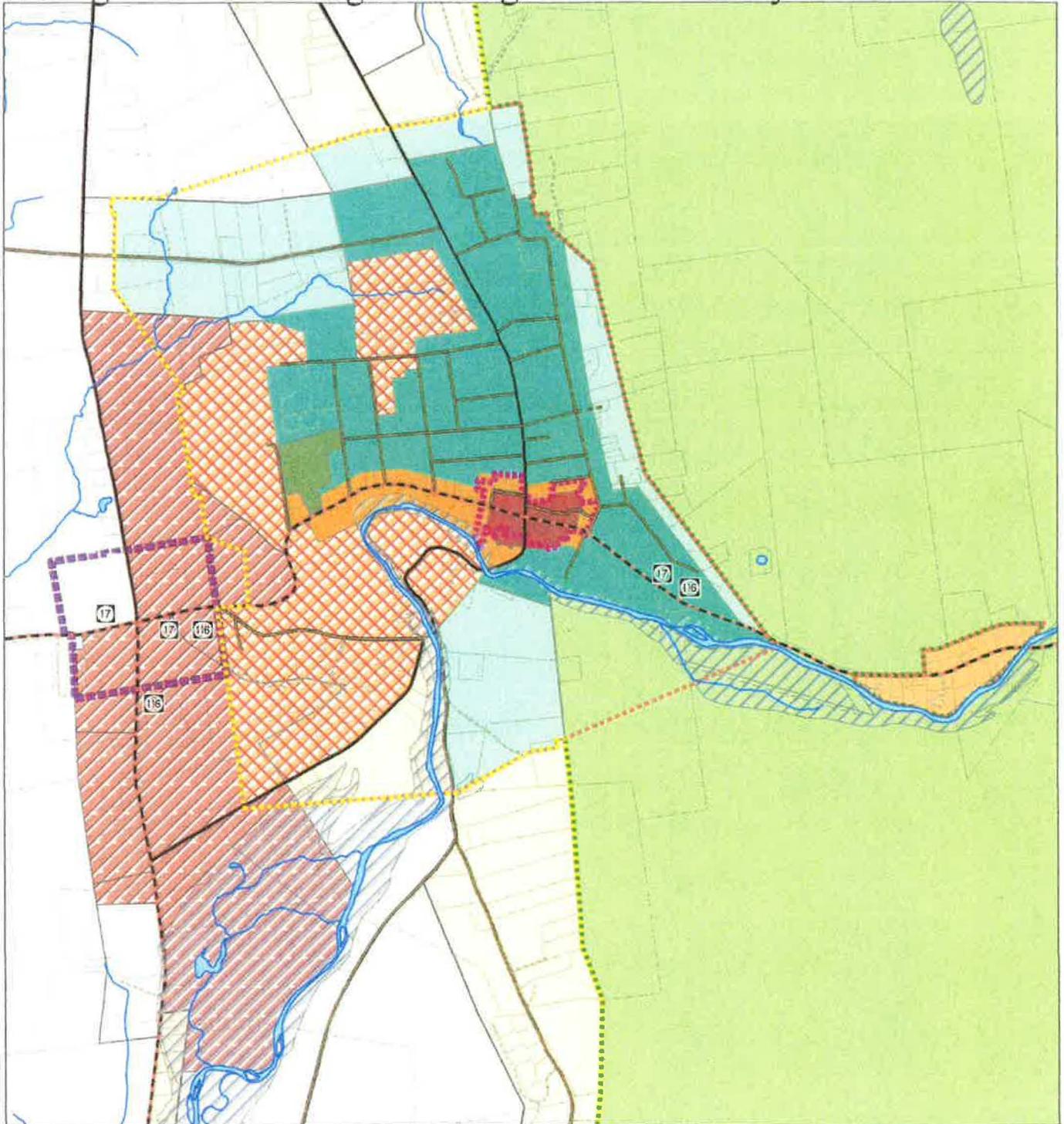
Selectboard Signature: _____ Date: _____

Sources:

Zoning Districts: As adopted by town vote.



Zoning Districts - Village Planning Area and Vicinity



Legend

Land Use Planning Areas

- Village Planning Area
- Rural/Agricultural Planning Area
- Rural Conservation Planning Area

Zoning Districts

- VB/Village Business
- C-1/Commercial
- ROC/Residential, Office, Commercial
- VM/Village Mixed

Zoning Districts (continued)

- HDR/High Density Residential
- VR/Village Residential
- RA-1/Rural Agriculture 1
- RA-2/Rural Agriculture 2
- RA-5/Rural Agriculture 5

Overlays

- REC/Recreational
- CON/Conservation
- BPC/Bristol Pond Camp
- FHA/Flood Hazard Area Overlay
- DFC/Daniels Four Corners Overlay
- DRD/Downtown Design Review Overlay

Selectboard Signature: _____

Date: _____

Zoning Districts: As adopted by town vote,

