

Notes from

November 1, 2017

Comprehensive Plan Update Committee

To Do List

Sub-committees continue on topics and develop policy framework

Sub-committees provide drafts of already completed work to both Base Camp and Sharon for review prior to next meeting

Next Meeting: November 15th at 6:00 pm in the Town Hall

Future meetings time will be 6:00 pm to 7:30 pm

Present: Sandra Riker, Joann Rogers, Justin Steinbach Ron Smith, Carla Jordan, Bob Green, Nicole Cleary, Cat Cohen and Kris Monzel

Absent: Donna Beretta, Dave Parsons and Liz Smith

Committee Meeting/Workshop: Nicole provided the group with an agenda for the evening as well as the policy and objective statements that have been written to date on:

- Economic Development (ECD)
- Agricultural Resources (AGR)
- Infrastructure (INF)
- Community Character, Facilities, and Services (CFS)
- Recreational Resources (RRS)
- Housing (H)

Economic Development- Committee members are Kris, Liz, and Ron with comments by Justin.

Kris read the Vision Statement for this section:

“It is the policy of the Town to create and maintain a vibrant local economy that supports a focused variety of lifestyles. The Town will work to promote strategic and appropriate growth through the management and pursuit of both public and private investments that encourage sustainable economic development throughout our

community. Identifying areas for growth that stabilize the tax base without compromising the Community’s pristine character is at the forefront for economic development. The Town recognizes the unique sweeping view sheds and open space vistas and will embrace the opportunity to place an emphasis on tourism. “

The Town of Bristol will actively promote economic development which:

- Minimizes environmental impact
- Makes best use of appropriate technological advances
- Promotes long term sustainability for town finances and taxes
- Complements current businesses and land uses
- Supports self-employment and home-based business
- Creates employment opportunities for residents
- Provides needed services for Bristol residents and visitors
- Leverages outside capital, as needed
- Contributes to this Plan’s vision for community character
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She told us her vision for Economic Development should be directed to promoting tourism through the town with a network of parks and trails that could provide an opportunity to learn more of the history of the town and study of the flora and fauna that is here. She also feels that the development of a solar micro-grid would not only benefit the town financially but bring visitors to the Town to observe how it functions. She felt very strongly her objective B. should be written as is "Provide broadband connectivity to all homes and businesses."

Carla agreed it was a good vision statement and suggested looking at the Finger Lakes Technology Park that has been created in Victor as an example of how to make the vision statement work. She added there is a potential for expansion of business in the town by utilizing the light industrial areas already established in the town. In order to make this work an evaluation needs to be done of the existing infrastructure in the town and reconcile that with zoning. Where is it possible to provide this kind of growth?

Carla mentioned she went to a recent training session that showcased developers and what they are looking for in a town to be able to build there, and mixed use zoning is an essential tool for them. She cited the Town of Gorham's changes made in 2013 to their zoning to allow more mixed uses in their town. The Town's first objective should be to revamp zoning to attract business and the infrastructure will follow.

Under Objectives point B: states "Provide broadband connectivity to all homes and businesses". With regard to the use of the word "Provide" Joann said using that strong of a word would result in very unhappy residents when they realized the Town is not in a position to provide that type of service at present or probably for many years to come. It is a matter of lack of density in housing and providers of that type of service not being willing to expend the time and money to offer it. It is cost prohibitive at present but we were told that Ontario County no longer owns Access Ontario who put in the fiber optic ring that runs along Route 64. The service has been taken over by a private company named Empire Access. Carla mentioned that she and Supervisor Green met with a representative of Empire Access a while ago and were told Bristol is not a good candidate for a broadband hookup because of the lack of density of housing.

While Kris was adamant that the use of the word Provide should remain in objective B the rest of the group felt this is too demanding and asked Nicole to find a substitute word that would satisfy the group as a whole. Cat mentioned that there is a similar sentiment in Infrastructure and is concerned that a uniform thought should be conveyed throughout the document and not conflict with other sections.

Justin provided the group with some thoughts regarding home based business as possible objective and action items as follows:

- Work with home based businesses to develop a local registry within the Town to ensure that they are well maintained and up to code in exchange for local free marketing and networking through the Town's website and other local avenues.
- Review home based business regulations to ensure that they contain adequate standards for parking, lighting, signage and overall intensity. The Town will continue to support these types of businesses as a valuable element in economic development and encourage new ventures and expansions, where applicable and compatible.
- Examine the extent of other commercial/industrial zoning districts in the Town to determine if their boundaries and intent are still appropriate with business trends and the character of the community.
- Examine and research the potential of establishing a rural business incubator to support the development of rural commercial ventures that would otherwise not have the resources for start-up.
- Allow for additional farm-based businesses throughout the Town to support existing and potential future agricultural ventures.
- Actively market the Town of Bristol's assets to encourage new businesses.

- Continue to coordinate efforts with the County IDA and other regional business cooperatives to ensure that Bristol is “on the map.”
- Consider the development of a “recreational mixed use” zoning district along the South Bristol border near Bristol Mountain and Stid Hill to take advantage of these recreational resources with other business opportunities, allowing greater flexibility and a diversity of uses.
- Ensure that all new businesses retain a consistent, small town, rural character and design.
 - ECD-x Review the extent of the business district zoning within Bristol Center
 - ECD-x Examine trends for business ventures in the County and re-evaluate the list of permitted and special permitted uses. Allow a greater variety of business uses provided they exhibit a rural design that reflects the character of Bristol.
 - ECD-x As business grows in Bristol Center in the future, consider examining the potential of alternative wastewater treatment systems (e.g. rotating biological contactor or a package plant.)
 - ECD-x Work with existing businesses to identify weaknesses and opportunities for improving the local business environment and spur additional development.

Objective D. Encourage the development of an independent not-for-profit Bristol Valley Foundation, to help leverage available outside funding for community projects. The Group felt this should be an Action Item and not an Objective.

Objective E. Encourage business development in the hamlet of Bristol Center, taking advantage of the “limited” public utilities that exist and traffic volumes. The Group asked to have word “limited” to be removed. They agreed this could be used as a marketing tool and also made an action item.

Kris said she thought there should be a market study analysis done for the Route 64 Corridor and believed it should only take a couple of months and less than \$4,000 to complete. Justin said more realistically it would take as long as 8 to 10 months and cost somewhere between \$15 to \$20 thousand dollars to complete. This is cost prohibitive to a town with limited funds.

The Town Board, Planning Board and ZBA all acknowledge the need for change in its current zoning regulations. This will take time and require looking at the current zoning districts to see how they are being used and possibly expanded or changed in such a way to be a friendly environment for growth in both light industrial and home based businesses throughout the town. Carla suggested the Town could coordinate with the County to help with this task to see “How Bristol fits” in the County and Regional areas.

Nicole will be taking back the comments from this evening and working with Sharon to edit our working document. Kris asked that the group take the time to look at micro-grid projects at the next meeting. Ron asked that she provide the group with some information ahead of time for their review prior to a discussion. We hope to get through the rest of the drafts at the next meeting.

Respectfully submitted,

Sandra Riker
 Secretary to Town of Bristol
 Planning and ZBA Boards