

Future Dates of Interest and Activities

Next Joint Meeting of Planning and ZBA –August 20th, 2019

Creating definitions and intent statements for all districts

Review of Home-Based Businesses

Additional information on breweries, cideries, and tasting rooms

Town of Bristol

Planning Board/ZBA Joint Meeting Minutes July 16, 2019

Present: Patti Giordano, Karen Ellmore, Joann Rogers, Justin Steinbach, Sandra Riker Secretary. Bob Stryker excused.

ZBA Board: Marty Snyder, Steve Smiley, Donna Beretta, and John Krebbeks. Jen Sanford excused.

Present in the audience, Janet & Bill Clark, Andrew & Brenda Goodfriend and Jack Walker, Bridget & Andrew Hart

Minutes: The meeting minutes of June 18, 2019 were approved by Steve Smiley with a second by Donna Beretta. Board polled as follows: Giordano aye, Ellmore aye, Rogers Aye, Steinbach Aye, Snyder Aye, Krebbeks Aye.

Zoning Board of Appeals:

Hart Area Variance: Bridget Hart advised the Board she and her husband Chris would like to put a replacement barn for the very old dilapidated barn that they had demolition in 2015. However, they were not aware that it would require an area variance to place the new barn in the old location (too close to rear property line-according current code regulations) if a building permit were not obtained within one (1) year of removal of old barn. Public hearing was opened there was no comment from those present or notification to the Secretary prior to this meeting. Hearing closed.

ZBA reviewed the application agreed that it is a substantial reduction of setback requirement (5' instead of the required 20') allowed by current zoning. SEQRA was reviewed and a Negative Declaration was approved with a motion by Steve Smiley and a second by John Krebbeks.

After further discussion the Board agreed to grant the Area Variance requested with no stipulations in a motion made by Marty Snyder with a second by Donna Beretta.

Planning Board:

Walker Parcel Combination: Parcel and number changes have been satisfied. Open for public comment. No comments, closed public comment.

All members agreed that the acreage is correct. Justin Steinbach mentioned that the map was not signed by the surveyor, and asked that be addressed prior to the final signing by the Chair.

A motion was made by Joann Rogers to accept the parcel combination with the stipulation that the surveyor's signature is secured. Seconded by Karen Elmore.

Planning/Zoning Joint Meeting

Karen referred to the Comp Plan which says it would like Bristol to remain rural. She stated maybe overlays would be useful to help Bristol to progress

- Board gave kudos to Justin and Karen for the work they did in regard to definitions, districts and uses.
- Permitted uses in areas are continuing to be discussed.
 - Adult Entertainment should have several stipulations.
 - Artisans Retail will need attention re: parking and signage.
- Special use permits will be needed for home-based businesses and occupations. Special use permits should have conditions see (article 18) of current zoning.
- Breweries, cideries, distilleries, wineries and tasting were discussed.
- home-based businesses.
 - Requirements should include lighting, parking, signage and number of employees.
- Combine the LI and CB districts with higher standards.
- Baptist Hill and Bristol should have a designation of hamlet?
 - Adult Entertainment it will not be allowed in the hamlets.
- Ag & Markets: does it include Ag-tourism? Joann stated no, but should be encouraged.
- Agricultural Operations to abide by Ag/Market rules.
- Fisher Hill Farm CSA (Community Supported Agriculture) more should be encouraged

Future activities:

- Board will continue to think about home businesses in their neighborhood.
- Karen to reconfigure her definitions and include overlays in LI district.
- Patti will look into definitions of cideries, wineries and tasting rooms. She will also bring in a folder of home occupations for the town in general.

Motion to adjourn meeting made by Karen Elmore with a second by Patti Giordano.

Respectfully submitted,

Donna and Sandy

Secretaries to Planning & ZBA

Minutes approved with minor spelling changes on 082019