

## 8. IMPLEMENTATION

This plan is designed to serve as a primary reference when making community decisions, and to provide guidance to local officials when setting public policy. Each section of this Plan has policies for the Town to follow in order to reach the goals stated in those sections. In addition to those policies and goals provided throughout the Plan, the Town Plan will be implemented through the review and revision of zoning regulations to support the goals, policies and tasks of this plan.

This chapter summarizes many of the mechanisms that are available to make sure the plan remains current and relevant.

When reviewing this chapter, it is important for the reader to understand the distinction between goals, policies and implementation tasks. For the purposes of the Bristol Town Plan:

**Goals** - Expresses the long range community vision relative to one or more issues or topics. This is a statement of achievement to which the community aspires.

**Policies** - Expresses the town's intent, or position, with regard to specific issues or topics. In certain settings, such as during Board of Adjustment hearings or Act 250 proceedings, policy statements should serve as the basis for determining a projects' conformance with the town plan. While other sections of plan, in particular the narrative sections and goal statements, provide useful context for understanding the policies, it is the policies alone that serve as the final statement regarding the Town's position.

**Tasks** - Describes a specific action to be taken to achieve the community's long term goals, and/or policies.

Implementation tasks are assigned to either the Planning Commission or the Select Board. In some cases further assistance may be sought by one of these Boards from another committee, agency or employee, as for example, the Conservation Commission, the Energy Committee or the Town Manager.

A priority schedule (1 year, 3 year, 5 years, or on going) was set for each task, thus establishing a timeframe for the task be completed.

## **GENERAL**

### **GOALS**

- a. A significant number of newcomers will continue to live in Bristol and share with long-time residents the town's vision of its future.
- b. People who live inside the village area will have their needs balanced with the needs of people who live outside the village area.
- c. Homeowners and renters will feel that they are invested in the town.
- d. Bristol will preserve its rural and agricultural character while it develops more business and light industry.
- e. Housing, job, and recreation opportunities will match the town's needs.

### **POLICIES**

- a. Invite and encourage the participation of all residents of Bristol in the planning process.
- b. In the drafting and implementation of the Town Plan, and any ordinances based on said plan, not to discriminate against any individual or organization solely on the basis of race, creed, color, religion, gender, economic status, national origin, familial status, sexual orientation or disabilities.
- c. Not to enter private property without prior permission from the owner, or agent of the owner, of that property.
- d. Notify property owners if consideration is being given to changing their zoning in any way that has a significant impact on the use of their property.
- e. In the drafting and implementation of any ordinances or regulations, to give strong consideration to their impact on any individual citizen's rights and the uses of his/her property, while at the same time weighing the impact of property use on the rights of all citizens.
- f. Assure that new water and sewage uses meet minimum safe water standards and sewage disposal standards.
- g. Control access to public roads to maintain safe use of those roads.
- h. Plan for specific sites for industry and commerce, compatible with the character of Bristol, which impose no undue burden on the capacity of the sites, and permit in those areas a variety of uses that are in keeping with other town goals.
- i. Permit types of densities and development in currently developed areas that are compatible with existing uses and structures and that meet site capabilities.
- j. Permit types of densities and development in underdeveloped or undeveloped areas that do not place undue burden on site capabilities or municipal services and that do not conflict unduly with other objectives in this plan.
- k. Seek to mitigate excessive short-term fluctuations in school enrollments by phasing residential growth.
- l. When there are deemed to be sufficient public benefits, consider allocating a density bonus to a planned unit development (PUD) that exceeds the minimum development standards for the district in which it is located. The density bonus would allow more units in the developed area than would normally be permitted in that district.
- m. Nurture community-mindedness and social interaction among town residents by promoting opportunities for residents, particularly the young and elderly, to gather for recreation, education and other activities.

- n. Support the continuance of Bristol's historical and cultural events
- o. Recognize the limits of existing Town infrastructure and the need for improvements thereto.
- p. Use bonding and long-term loans for municipal capital improvements wisely and only after thorough search for alternative funding.
- q. Promote and pursue strategies and programs that will achieve the goals herein without undue outlay of funds from local property taxes.
- r. Promote a property taxation policy that is compatible with current land use.
- s. Examine waste water suitability in making decisions affecting housing-density.
- t. Maintain the town's working landscape.
- u. Encourage utilities and individuals seeking Certificates of Public Good for projects in Bristol to work with affected landowners and the Bristol Town government to develop aesthetic mitigation plans.
- v. When feasible, co-locate, or place underground, energy transmission and distribution lines, telephone lines, and other communication lines in the same corridor on the same infrastructure to reduce their visual impact.
- w. Support a pedestrian friendly, compact village center, in order to reduce fuel consumption for transportation and energy transmission.
- x. Promote the rural town-village character of Bristol by encouraging the concentration of intensive residential growth and allowing for higher density of land use, within, or adjacent to, the existing village center and other potential community centers, such as the South Bristol area or the Hardscrabble Road area.
- y. Encourage planned unit developments (PUD's) for all subdivisions and multi-family housing developments and discourage strip development.
- z. Protect property values while permitting an adequate range of property use.
  - aa. Identify grants and foundation support to help implement town plan.
  - bb. Assist senior-services providers in accessing necessary funding and in securing facilities, equipment and personnel.
  - cc. Support the ability of elderly residents to maintain their independence and participate in their choice of activities.
  - dd. Support the provision of transportation options, housing and other services that will allow elderly residents to continue to live comfortably within Bristol.

***POPULATION:***

**GOALS**

- a. Elderly services will meet the needs of the town’s elderly population.
- b. New opportunities for young adults will be created.

**POLICIES**

- a. Ensure that the town’s rate of growth does not exceed the community’s ability to afford, finance and construct needed educational facilities and other municipal facilities.
- b. Maintain Bristol’s age diversity and multi-generational nature.
- c. Support childcare options, economic opportunities, housing choices, and recreational activities to encourage young adults to make Bristol their home.

<b>POPULATION TASKS</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY SCHEDULE</b>
1. Target rate of growth in the range of 0.8% to 1.3%.	Planning Commission, Select Board	On-going

**HOUSING:**

**GOALS**

- a. Rental housing and housing to purchase will be generally available in Bristol.
- b. Housing in Bristol will be affordable.
- c. Property taxes in Bristol will be affordable.
- d. Residential development will have limited impact on municipal services costs and the rural, agricultural, and historic character of the town.

**POLICIES**

- a. Ensure an adequate supply of quality housing choices for Bristol’s population.
- b. Maintain a mix of housing types and values.
- c. Ensure the timing and rate of new housing construction does not exceed Bristol’s ability to provide adequate public facilities and services.
- d. Ensure new residential development will be compatible with Bristol’s current community character.

- e. Provide equal treatment of, and non-discrimination against, mobile homes, modular housing, and prefabricated housing.
- f. Encourage the development of low-cost housing in areas with easy access to necessary facilities, services and businesses.
- g. Promote affordable housing and increase the availability of rental housing by allowing accessory units and the conversion of large single-family homes into multi-family homes.
- h. Discourage housing developments that contain homes of a single style.
- i. In order to minimize the impact on the open landscape, encourage cluster housing by granting developers a housing density bonus for preserving significant amounts of open land.
- j. Protect individual homeowners from unreasonable restrictions in the form of design control districts and other government imposed architectural controls.

- k. Encourage the development of residential retirement homes and communities, recognizing that Bristol will have an increasingly elderly population and that many elderly may want the alternative to a single family residence.
- l. Allow for the provision of so called “mother-in-law” apartments as a means of encouraging affordable housing.
- m. In the effort to provide affordable housing, rely on the use of incentives and positive reinforcement that would help to create affordable homes or home sites.
- n. Work with the Addison County Community Land Trust, Addison County Community Action Group, Champlain Valley Office of Economic Opportunity and similar groups to provide innovative housing arrangements and programs that contribute to providing safe, affordable housing.

<b><i>HOUSING TASKS</i></b>	<b><i>RESPONSIBILITY</i></b>	<b><i>PRIORITY SCHEDULE</i></b>
1. Review setbacks in certain districts when necessary for additions of “Mother-in-law” apartments or apartments that are for elderly use.	Planning Commission	1 year
2. Explore possible locations for additional higher density housing and lodging.	Planning Commission	1 year
3. Consider adopting maximum average housing density rather than minimum lot size as the basis of zoning district definitions.	Planning Commission	3 years
4. Develop a plan for housing needs of the elderly.	Planning Commission	5 years

***UTILITIES AND FACILITIES:***

**GOALS**

- a. The community facilities and utilities that Bristol maintains will have a positive impact on the town’s quality of life.
- b. The town’s fire and police departments will continue to enjoy strong community support.
- c. Septic and water systems will be upgraded to meet town needs.

**POLICIES**

- a. Encourage improvements to community facilities and utilities that enhance the quality of life for residents and develop the attractions that support and increase opportunities for economic gain from tourists and visitors.
- b. Maintain the long-term view, rather than short-term, in evaluating the need desire to either increase town holdings, or to reduce them for immediate gain.
- c. Recognize privately owned special sites and facilities that are voluntarily put forth by the owners of such sites.

<b>UTILITIES AND FACILITIES TASKS</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY SCHEDULE</b>
1 Explore alternative sewage treatment options to accommodate new development.	Select Board	3 years
2. Develop a process whereby the owner of a special site or facility may submit in writing a plan to the town for designating its use and protection by the town. Such a designation would create a recordable lien on such a site, which would run with the property. If accepted, this submission would then be added to a listing of the town Special Sites.	Planning Commission	3 years
3. Make thorough and immediate search for alternatives to the town's current Solid Waste Plan, including funding.	Select Board	5 years
4. Periodically review and inspect all town facilities and buildings, ensuring that insurance and maintenance protects the town's investments.	Select Board	On-going
5. Develop comprehensive Operation and Maintenance Manuals for the town’s service departments (i.e. landfill, water and sewer) that address technical standards and requirements and insure continuity in their operations when there are staffing changes.	Select Board	On-going

**TRANSPORTATION:**

**GOALS**

- a. Bristol will have a safe, integrated, and economically and environmentally sustainable transportation system to move people and freight within and through the region.
- b. Bristol will reduce traffic on collector and local roads and maintain mobility along arterial highways.
- c. Adequate public parking will be available in the downtown area.
- d. Bristol will have infrastructure so that people can walk and bicycle safely on town roads.

**POLICIES**

- a. Encourage development driveways and feeder roads that allow for joint use.
- b. Require that all potential driveway locations be designated and approved prior to any subdivision or building permit.
- c. During planning for construction or improvement of any existing or new town or state highways consider the addition of wider shoulders within the rights-of-way for the benefit of pedestrians and bicycles. Apply this same consideration to any new roads for new development.
- d. Encourage bicycle use and walking whenever possible and develop sidewalks and pedestrian and bicycle lanes where appropriate.
- e. Provide cost-effective system maintenance and improvements that promote safety, preservation, and hazard mitigation on a priority basis.
- f. Encourage new high density developments to have sidewalks and use traffic calming elements and traditional neighborhood design principles such as mixed-use, village-style development incorporating on-street parking and grid street alignments, where appropriate.
- g. Assure that freight needs are addressed and freight passage is as efficient as possible while taking into account the quality of life in the community.
- h. Support the development of infrastructure which will promote and enable the use of the most efficient transportation means feasible in order to reduce our carbon footprint.

<b>TRANSPORTATION TASKS</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY SCHEDULE</b>
1. Recommend to the State Agency of Transportation that the Burpee-Monkton Road be studied for possible addition to the State Highway System based on current traffic volume, speed and safety considerations. PC, SB, 1	Planning Commission, Select Board	1 year
2. Review recommendations in the Traffic and Parking Study, completed by Lamoureaux and Dickenson Consulting Engineers in 2002, regarding traffic calming measures and parking in the downtown area.	Planning Commission, Select Board	1 year
3. Investigate the possibility of a public transportation option for the Bristol, Lincoln, Starksboro, Hinesburg area.	Planning Commission	1 year
4. Review the town's present sight line requirements for new driveways, taking into account the steepness of the affected highway, present speed limits, etc.	Select Board	3 years
5. Adopt a highway standards policy that would include the following:		

a. A requirement that new driveways and access roads be designed to standards similar to Vermont's DOT standards A-76 and B-71 but tailored to town requirements. These standards should address minimum widths, angle of entry, slope of entry, proper treatment of dead end roads.	Select Board, Planning Commission	3 years
b. A standard for acceptance of new roads into the town highway system.	Select Board, Planning Commission	3 years
c. A method for allowing existing situations that cannot meet one or more of these standards.	Select Board, Planning Commission	3 years
d. Design standards that would mitigate excessive water run-off, including easements to the municipality for proper off-highway drainage	Select Board, Planning Commission	3 years
6. Investigate the feasibility of using more rail traffic.	Planning Commission	5 years
7. Provide wider shoulders sufficient for safe bicycle or pedestrian traffic on at least one road from the village to Sycamore Park and to Bartlett Falls.	Planning Commission, Select Board	5 years
8. Work to make the town (particularly the village) pedestrian-friendly.	Planning Commission, Select Board	On-going
9. Coordinate transportation planning and programming to be compatible with the land use planning efforts of local and regional plans.	Planning Commission	On-going

***ENERGY:***

**GOALS**

The Town of Bristol will be energy efficient.

**POLICIES**

- a. Make energy considerations a priority.
- b. Encourage sound energy conservation practices.
- c. Promote the economic benefits of energy conservation and efficiency.
- d. Encourage efforts to utilize renewable energy sources while ensuring efficient and prudent use of these energy resources. For instance, forest management plans and forest regeneration activities are encouraged in order to have a continuing source of wood.
- e. Make energy efficiency a primary consideration when the Town of Bristol purchases or replaces equipment, appliances, fixtures, and lighting.
- f. Avoid undue adverse impacts to health, safety, property and environmental quality from energy infrastructure and energy services.
- g. Support the development of alternative energy sources with emphasis on renewable types of energy.
- h. Encourage new residential development to be energy-efficient and promote use of the Vermont Energy Star Program.
- i. Support the continued availability and use of state and federal incentives for retrofitting existing buildings to increase their energy efficiency and for incorporating such features into new construction.

<b>ENERGY TASKS</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY SCHEDULE</b>
1. Install bicycle racks at all public facilities.	Select Board	3 years
2. Consider the adoption of building codes to increase energy efficiency to the Vermont Energy Star Homes program standard.	Select Board	5 years
3. Evaluate existing zoning for its impact on the use, development and location of renewable energy utilization.	Select Board	On-going
4. Make educational materials available for homeowners, builders, businesses and nonprofits concerning clean energy and energy efficient technologies, including materials for the Vermont Energy Star Homes program.	Select Board	On-going
5. Facilitate the use of Efficiency Vermont’s services to Bristol’s businesses and industries.	Select Board	On-going
6. Establish and maintain a town library of resource materials on energy conservation and practices, especially as they pertain to housing, transportation and industry. Also include a list of energy specific agencies or organizations, and the services they offer.	Select Board	On-going

**EDUCATION:**

**GOALS**

- a. Bristol’s school system will provide quality education.
- b. Bristol will attract and retain effective, experienced educators.
- c. Bristol’s school facilities will be used for community activities.

**POLICIES**

- a. Encourage the development of long-range plans by the Bristol Elementary and Mount Abraham School Boards and encourage wide distribution of such plans.
- b. Support technology access and skills for teachers and students.
- c. Encourage the monitoring of housing, population and demographic changes in the five-town area in order to more accurately project the impact of these changes on the town’s education system and budget.
- d. Encourage citizen participation in the school policy-setting process.
- e. Encourage programs to support life-long learning for Bristol’s residents.
- f. Support opportunities for community adults to be more involved in the life of Mount Abraham Union High School.
- g. When designing school facilities, provide adequate physical space and operate those facilities so that, in addition to their primary mission of educating children, they also, when feasible, may provide other community services such as adult education, preschool and senior citizen programs, recreational activities and public meeting space.
- h. Support educational programs that provide residents with the skills needed by employers in the region and adult-educational programs for small-business owners and farmers.

<b>EDUCATION TASKS</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY SCHEDULE</b>
1. Identify and develop alternative ways to support the educational infrastructure that would ultimately place less emphasis on the property tax.	Planning Commission, Select Board	On-going

**RECREATION AND LEASURE TIME ACTIVITIES**

***GOALS***

To continue to provide quality facilities both public and private (with permission of the property owner) and programs to facilitate recreation and leisure for citizens of Bristol.

***POLICIES***

- a. Capitalize on the interest in leisure time activities within area region and state. This interest can create opportunities to both support "quality of life" and to provide opportunities for financial gain.
- b. Expansion and improvement of Recreation Club facilities.
- c. Continued support of the Bristol Recreation Department.
- d. Creation and improvement of walking and hiking trails, horse-riding (through widening of road shoulders, acquisition of trail easements).
- e. Encourage Conservation easements.
- f. Maintain and create public facilities and spaces that facilitate social and leisure time activities among town residents.
- g. Support the improvement and/or development of facilities for cultural organizations, including program performance and exhibition space, workshops, teen center, and artists' studios.
- h. Promote arts, entertainment evening activities, special events, and cultural and seasonal activities to benefit area residents and attract tourists.

<b><i>RECREATION &amp; LEASURE TIME ACTIVITIES TASKS</i></b>	<b><i>RESPONSIBILITY</i></b>	<b><i>PRIORITY SCHEDULE</i></b>
--	------------------------------	---------------------------------

No tasks were developed for this chapter.

***CHILDCARE:***

**GOALS**

Bristol will have a sufficient number of affordable facilities to meet its child care needs.

**POLICIES**

a. Support the provision of high-quality, safe and affordable childcare options to meet the needs of Bristol area residents.

b. Ensure that town policies and ordinances do not impede the provision of high-quality, safe and affordable childcare services.

**CHILDCARE TASKS**

**RESPONSIBILITY**

**PRIORITY SCHEDULE**

1. Contact Addison County Child Care Servicers to identify steps that can be taken to meet childcare needs of Bristol.

Planning Commission

1 year

**ECONOMIC DEVELOPMENT:**

**GOALS**

- a. Bristol will attract and maintain businesses, including agricultural and farm-based businesses, that are consistent with the town’s character.
- b. Bristol employers will provide wages that are comparable to wages paid elsewhere in Addison County and Vermont.
- c. Bristol will provide a favorable climate for industrial development that is appropriate for, beneficial to, and acceptable by the community.

**POLICIES**

a. Support continued appropriate-scale commercial activity in Bristol’s downtown.

k. Encourage efforts to improve the downtown retail and business climate.

b. Support the development of tourism-related enterprises that are appropriate to the town’s character and scale.

l. Encourage an economic climate that retains and attracts businesses.

c. Encourage retention of existing businesses and cultivate new businesses.

m. Facilitate public improvement projects that will promote economic development.

d. Provide infrastructure in appropriate areas for the retention and attraction of businesses that are consistent with the town’s character.

n. Emphasize the location of new businesses near population centers (particularly the village) to provide access to work without use of a motor vehicle.

e. Support business education and assistance programs and the dissemination of their services. These programs include the Small Business

o. Support policies to help create new jobs in Bristol as well as to help businesses expand to meet the ever changing business and environmental

Development Center in Middlebury, the Vermont Women’s Business Center, the Champlain Valley Office of Economic Opportunity, and the Addison County Economic Development Corporation.

f. Encourage local government buyers to purchase goods and services from local businesses.

g. Encourage appropriate industrial growth in designated development areas.

h. Support development of recreation and recreation-related businesses that capitalize on the town’s natural, scenic and historic resources.

i. Discourage those uses that negatively impact agricultural land use and the farm economy.

j. Encourage the use of locally grown agricultural and forest products, including the processing, manufacturing and marketing of value-added agricultural and forest products.

needs for our community

p. Permit residents to operate a limited-impact small business on their property, provided that such a business is allowed as a conditional use and meets the requirements for a conditional use permit.

q. Pursue and encourage a balanced economic base while ensuring the economic stability of Bristol residents.

r. Promote the availability of modern communication infrastructure for business and residences

s. Sustain the town’s agricultural economy, encouraging future generations to continue farming in town.

<b><i>ECONOMIC DEVELOPMENT TASKS</i></b>	<b><i>RESPONSIBILITY</i></b>	<b><i>PRIORITY SCHEDULE</i></b>
1. Assess the needs of existing and potential industry.	Planning Commission	1 year
2. Study the feasibility of establishing a site that is appropriate for development of an industrial or business park, including the necessary town infrastructure for its development.	Planning Commission	3 years
3. Consider using real estate tax abatement, tax stabilization or other local property tax relief mechanisms to encourage development of an industrial or business park.	Planning Commission	3 years

**RESOURCES: HISTORIC, SCENIC, CULTURAL AND NATURAL**

<b>GOALS</b>		
Bristol will conserve and protect natural resources, scenic resources, historical assets, recreational assets and wildlife assets that provide a significant benefit to the general public.		
<b>POLICIES</b>		
a. Encourage and promote efforts to enhance the appearance of historic structures and districts.	d. Promote and support the activities of organizations and individual that are involved in the community cultural and recreational efforts.	
b. Support the listing of historic sites and buildings on both the National and Vermont Register of Historic Places if the property owner desires same.	e. Provide support to organizations which contribute significant benefit to the public in this area.	
c. Encourage management of natural resources for cultural and scenic benefit and enrichment of the community.		
<b>RESOURCES: HISTORIC, SCENIC, CULTURAL AND NATURAL TASKS</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY SCHEDULE</b>
1. Make an examination of the rights to water under the town.	Planning Commission	1 year
2. Provide information and technical assistance regarding how to maintain and renovate historic structures in keeping with their history.	Planning Commission	3 years
3. Review public access to the New Haven River, Baldwin Creek and Lake Winona.	Planning Commission	3 years
4. Identify and inventory significant historic structures, sites and districts.	Planning Commission	5 years
5. Study the water quality and hydropower potential of the New Haven River and Baldwin Creek.	Planning Commission	5 years
6. Consider the potential impact of wastewater treatment plant output to the New Haven River.	Planning Commission	5 years
7. Increase the education of residents about the town's historic structures and sites.	Planning Commission	On-going
8. Identify and inventory significant public scenic resources.	Planning Commission	On-going

## *LAND USE*

### ***GOALS***

- a. Bristol will enhance and preserve its historic settlement pattern
  1. anchored by a Core area, surrounded by high-density residential development, and all vital municipal services;
  2. surrounded by rural countryside with the possibility of one or more hamlets; and
  3. finally, preservation of our conservation areas.
- b. Land development will be regulated and managed in a manner that takes into account the important cultural and natural resources of our community while encouraging a full range of land use in appropriate locations.
- c. A reasonable balance between community imposed limitations on land use and the rights of individual land owners will be maintained.
- d. The town will provide and maintain conditions ensuring the health, safety and welfare of its residents.
- e. The town will maintain a wholesome environment conducive to the growth and development of all citizens of the town.
- f. Property owners will be protected from a government taking of property rights without fair compensation.

### ***POLICIES***

- a. Maintain the town's historic settlement pattern, consisting primarily of a Core area, surrounded by high and low density residential development, a substantial Rural/Agricultural outlying area, and the Conservation area which substantially restricts development.
- b. Administer land use regulations, including zoning regulations, in a fair and consistent manner in accordance with applicable development land use policies of the plan.
- c. Identify and protect significant and historic structure sites and districts.
- d. Protect and conserve scenic resources.
- e. Protect and conserve natural resources.
- f. Continue to encourage the use of planned unit development, so as to encourage reasonable clustering of the residential development and to maximize surrounding open land.
- g. When there are deemed to be sufficient public benefits, consider allocating a density bonus to a planned unit development (PUD) that exceeds the minimum development standards for the district in which it is located. The density bonus would allow more units in the developed area than would normally be permitted in that district.
- h. Encourage reasonable development patterns and careful planning as to setback, topography issues, drainage, and rights-of-way, through creation and/or enhancement of current town regulations as to subdivision and site plan regulations.
- i. Maintain a pedestrian friendly compact core downtown area, in order to reduce fuel consumption for transportation and energy transmission, and to lower transportation costs arising from people commuting to distant employment centers.
- j. Encourage the development of small scale employment and business opportunities in town that allow residents to operate limited impact small businesses on their property, provided that such a business is permitted as a conditional use and meets the criteria of a conditional use permit.

k. Encourage the use of renewable natural resources and the land for agriculture, silviculture, and compatible small businesses and industries, particularly those that add value to local resources.

1. With respect to the Core area it is recognized that:

1. The downtown area is, and should continue to be, the heart of the town. It serves as the commercial and social center of the town. Pedestrian and road traffic patterns should encourage the use of the downtown area as the focus for business and municipal activities.

2. A strong and vibrant downtown, with self-sustaining economically viable businesses, is desirable and important for the present and future well being of the people of Bristol. This recognition is particularly important for purposes of maintaining the Downtown Designation designation in order to receive federal and state grant money and other government assistance for making improvements in the Core area. It is believed that these grants and assistance principally will be for making improvements in various forms of infrastructure. However, in some cases the grants and assistance will be to help individual landlords or businesses making improvements to their property.

3. It is desirable to fully support the Bristol Downtown Community Partnership in efforts to beautify the downtown and to support downtown events.

4. It is desirable to seek federal and state grant money and other assistance to improve the strength and vitality of downtown businesses. However, in attempting to qualify for and pursue such grants and assistance, it is not intended or desired that businesses outside the downtown be penalized or otherwise subjected to regulatory burdens more strict than those for the downtown district.

5. Locating a new grocery store or any mall-like or strip-retail facilities outside the Core area is considered undesirable for the town and would be particularly harmful to the viability of similar businesses in the Core area.

6. The Town green should remain intact since it provides important recreational and social opportunities to Town residents and visitors and fosters a sense of outdoor community space.

7. Continuing efforts to support the Core area, including traffic calming, increased parking, support of mixed use development, and the enhancement and preservation of the Town Green, remain priorities.

m. It is important to maintain the present Rural/Agricultural area primarily for agricultural and limited residential use in accordance with the following principles:

1. Recognize the economic strains on area farmers, and thus, be supportive of current-use programs and other programs to minimize taxes for those keeping property in its natural state, and

2. avoid zoning requirements that place unfair restriction on farming side affects, and

3. When residential development is sought in the rural and agricultural area, encourage the utilizations of PUDs so as to, whenever possible, cluster the residential development and keep as much land open as possible.

n. Gravel, sand, soil and rock extraction may be permitted in areas in which those earth resources exist except when such areas are located in the BC, NC, HDR or LDR zones or in environmentally sensitive areas. Such permitting should include appropriate conditions and requirements to protect immediate neighbors, and the community as a whole, from excessive noise, truck traffic, particulate matter, etc. Prompt correction of violations and timely reclamation of abandoned areas should also be required.

o. As the steep grades and environmental sensitivity associated with the Conservation zone, makes this designation both logical and appropriate, development, except in an extremely limited sense, should continue to be discouraged. Recreational use of these areas is encouraged.

p. There are a number of business (non-residential) establishments located outside the Core area. Many of these have a long history in Bristol, and are also an important part of the character, culture and economy to the Town. It is recognized that, just as traditional businesses in the Core area are important, so too are those traditional businesses that are located outside the Core area.

q. Light manufacturing where it exists in the Core area, should be allowed to continue. However, consideration should be given to developing one or more new areas where manufacturing and perhaps office development (a “business park”) can be located in area(s) not in the Core area.

r. Permit types of densities and development in currently developed areas that are compatible with existing uses and structures and that meet site capabilities.

s. Permit types of densities and development in underdeveloped or undeveloped areas that do not place undue burden on site capabilities or municipal services and that do not conflict unduly with other objectives in this plan.

t. Examine waste water suitability in making decisions affecting housing-density.

u. Promote the rural town-village character of Bristol by encouraging the concentration of intensive residential growth and allowing for higher density of land use, within, or adjacent to, the existing village center and other potential community centers, such as the South Bristol area or the Hardscrabble Road area.

<b><i>LAND USE TASKS</i></b>	<b><i>RESPONSIBILITY</i></b>	<b><i>PRIORITY SCHEDULE</i></b>
1. To produce a fair Zoning By-Law amendment with respect to excavation of soil, sand, gravel and rock.	Planning Commission	1 year
2. To review existing zones, both residential and commercial, which currently place a heavy emphasis on conditional use approval, with a goal towards better defined permitted, not permitted, and conditional uses, and the possible combination of some zones.	Planning Commission	1 year
3. To consider institution of Subdivision and Site Plan regulations.	Planning Commission	1 year
4. To explore where more high density housing and lodging can be placed in, or near, the core downtown.	Planning Commission	1 year
5. To explore locations for a possible business park(s) and creation of an additional area(s) permitting manufacturing.	Planning Commission	1 year
6. Consider a “right to farm” ordinance outlining the agricultural community’s right to conduct business in proximity to residential areas. PC, 1	Planning Commission	1 year
7. To consider the establishment of Fluvial Erosion Hazard Areas using established geomorphic assessment procedures and, if appropriate, the adoption of zoning regulations to avoid and minimize losses in these areas.	Planning Commission	3 years

8. To recognize the limits of existing Town infrastructure and the needs for improvements thereto, and to consider allocation of direct costs of improvements to new development that benefits there from through assessment of impact fees or other appropriate funding methods.	Planning Commission	On-going
---	---------------------	----------