

Board of Adjustment
December 10, 2013
Meeting Minutes

Board Members: Kevin Brown, Ted Desmond, Paul Jackman, Carol Clauss, Peter Grant, Brenda Tillberg

Others Present: Eric Forand (Zoning Administrator)

Public: Stanley Livingston, Francis and Diane Heffernan

Kevin called the meeting to order at 7:35pm

The Bristol Zoning Board of Adjustments will hold a hearing on December 10th, 2013 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #13-47, Meghan's Meadow View LLC (Parcel #20-51-1), requesting a conditional use permit to build a multi-family structure.

Kevin swore in Stanley Livingston

Stanley discussed the size of the new structure. 86 feet of the structure will be on the existing cement pad the rest will be on a new pad. It will be 156 feet long (East/ West) and 28 feet wide. On the rear of the building about in the middle there will be a 2 foot by 40 foot bump out. The building will be 10ft from the eastern side yard. It will have 9 units with two bedrooms each. The building will face north towards Plank Road, the driveway will remain the same. There will be 14 outside parking spaces in total plus garages under each unit. Stanley will screen in a garbage dumpster that will be situated to the west of the building.

The Board discussed the fact that the property was in Mix, HDR and RA2 zoning districts. It was agreed on that the building fell in the HDR district portion of the property.

Kevin made a motion to approve permit 13-47 for a multi-family structure with the following conditions:

- The Project (apartment building, driveway, and parking area, etc.) will be located and built as set forth on the site plan dated September 20, 2013
- The apartment building will be located at least ten (10) feet from eastern property line.
- The applicant will obtain any requisite State of Vermont wastewater permit prior to occupancy of the unit.
- The applicant will obtain highway access approval from the Bristol Select Board pursuant to Section 620 of the Bristol Bylaws.
- The dumpster will be located on the west side of the apartment building as depicted on the site plan and will be screened from view from plank road.

seconded by Ted. All in favor (6-0)

Kevin made a motion to accept the minutes, with revisions, from the October 8, 2013 meeting, seconded by Peter. All were in favor (4-0). Paul and Brenda were not present at October 8, 2013 meeting.

Kevin made a motion to adjourn the meeting, seconded by Paul. All were in favor (6-0).

Meeting Adjourned 8:00pm