

Board of Adjustment
February 25, 2014
Meeting Minutes

Board Members: Kevin Brown, Ted Desmond, Paul Jackman, Brenda Tillberg

Others Present: Eric Forand (Zoning Administrator)

Public: Stanley Livingston

Kevin called the meeting to order at 7:30pm

The Bristol Zoning Board of Adjustments will hold a hearing on February 25, 2014 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #14-05, Meghan's Meadow View, Inc. (Parcel #20-51-01), requesting a conditional use permit for a multi-family structure.

Kevin swore in Stanley Livingston

Stanley said that he had changed the project from the previous permit in regards to the number of apartments and the number of bedrooms in some apartments. He is now looking to have 6 one bedroom apartments and 6 two bedroom apartments for a total of 18, the previous application had 9 apartments with 2 bedrooms each for a total of 18 bedrooms.

The Board discussed the height of the building. There will be a garage in the west end of the building underneath the apartments. The height on that side of the building will be 40 feet, the height on the other 3 sides will be 32 feet. The maximum height in the district is 35 feet. Stanley stated that the building will appear lower because it is below the elevation of the road. He stated the elevation at the road was 999 feet at Plank Road and 993 feet at the front of the structure.

Parking will be 8 in the garage and 15 up front.

Stanley stated the old cistern will no longer be used

Kevin made a motion to approve permit 14-05, a conditional use permit for a multifamily structure given the following conditions, seconded by Brenda. All were in favor (4-0).

Conditions:

- The project (apartment building, driveway, and parking area, etc.) will be located and built as set forth on the site plan submitted with permit application #14-05 and dated September 20, 2013.
- The apartment building will be located at least ten (10) feet from the eastern property line.
- The applicant will obtain any requisite State of Vermont wastewater permit prior to the occupancy of any unit.
- The applicant will obtain highway access approval from the Bristol Select Board pursuant to Section 620 of the Bristol Zoning 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.
- The applicant will permanently discontinue any use of the existing cistern.
- The apartment building will have a total of 23 parking spaces – 15 in the front parking area and two each in the 4 garage bays.

- The apartment building will comply with the 35 foot height limit when measured all along the north (front), south (rear), and east side. The distance from the ridge to the ground on the west side will be no more than 40 feet.
- Prior to the commencement of construction , the applicant will provide the Zoning Administrator a letter from the fire department which confirms that the apartment building, with its 40 foot height on the west end will not adversely affect the fire departments ability to fight a fire and gains access to occupants.

Kevin made a motion to adjourn the meeting, seconded by Paul. All were in favor (4-0).

Meeting Adjourned 8:10pm