

Board of Adjustment
May 27, 2014
Meeting Minutes

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

Others Present: Eric Forand (Zoning Administrator)

Public: Jessica Teets (playground committee), Sharon Compagna (select board), Therese Kirby (town administrator), Jill Kopel (playground committee), Krista Siringo (playground committee) Michaela Wisell (playground committee), Kris Perlee, Ron LaRose (DRC)

Kevin called the meeting to order at 7:45pm

The Bristol Zoning Board of Adjustments held a hearing on May 27, 2014 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #14-09, Town of Bristol (Parcel #22-51-92), requesting as conditional use permit to update current playground structures.

Kevin swore in Jill

Jill outlined the upgrades being made to the playground. She stated that the old playground structures were not ADA compliant and needed to be replaced. She stated that the committee had been working over the last year on the plans and hoped to break ground this summer. She stated that the new structures would be in the same footprint as the old playground, however there would be more lot coverage. There will be no fences, the committee used the structures to define the layout. Jill stated that the ground cover would be a man made turf. Bob asked about turf burns, Jill stated they had visited other sites with this turf and had heard of no issues. Carol asked about wood chips, Jill stated they are not ADA accessible and they would not be allowed in a couple years. Questions were asked about liability and Therese stated that the town is not liable, that the park is a play at your own risk area. Questions were asked about how strong and vandalism proof the structures are, Jill stated they are very strong and have few small parts or hidden areas that would be easily vandalized. Jill stated the colors of the structures would be very dull browns and greens. She stated the ramp to the 5 foot high fairy house had to be as long as it was to comply with ADA rules. The original design was for an 8 foot high fairy house but that would have meant a 90 foot ramp.

Ron LaRose asked if other location in town had been discussed for the playground. Jill stated that the elementary school already has one and they never heard back from the Recreation Club. She also said the idea was to bring people to the downtown. Ron mentioned that even though the playground is the same footprint it has a lot more coverage. Ron recommended that the Select Board set guidelines for uses in the park.

Kris Perlee discussed how he felt the playground was a non conforming structure because the park is located in the ROC zoning district and outdoor recreation is not an allowed use in ROC.

The zoning administrator explained how he felt the playground fell under recreational facility and that was an allowed use in ROC. Kris stated he felt you could only replace the existing structures and that this permit should be denied.

Sharon and Therese explained how the Select Board and Town Administrator were both in support of the project. Therese explained that the current swings could not be re-used as they were too high and if they were cut down they would be at the wrong angle.

The Board went through requirements for Section 341 Conditional Uses. The board agreed that all criteria had been met under both general and specific requirements.

Bob made a motion to approve permit #14-09 requesting a conditional use permit per Section 341 to update and replace the current playground located on the park, seconded by Peter. All were in favor (7-0).

Kevin made a motion to accept the minutes from the January 14, 2014 meeting, seconded by Peter. All were in favor (5-0).

Kevin made a motion to accept the minutes from the February 25, 2014 meeting, seconded by Paul. All were in favor (4-0).

Bob made a motion to accept the minutes from the May 13, 2014 meeting, seconded by Carol. All were in favor (5-0).

Kevin made a motion to adjourn the meeting, seconded by Bob. All were in favor (7-0).

Meeting Adjourned 9:10pm