

Board of Adjustment
July 22, 2014
Meeting Minutes

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

Others Present: Eric Forand (Zoning Administrator)

Public: Jill Kopel (playground committee), Darla Senacal (playground committee), Stanley
Livingston

Kevin called the meeting to order at 7:30pm

The Bristol Zoning Board of Adjustments held a hearing on July 22, 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 a minor amendment to a granted conditional use permit to update current playground structures.

Kevin swore in Jill and Darla

Darla and Jill explained the minor amendments they are requesting to permit #14-09. They are looking at three possible changes to the original permit.

- 1) They ramp to the fairy house will now be 18 feet shorter. The designer did a site visit and after surveying the topography he said that the slope of the land allowed the ramp to be shorter. They ramp can now be in three sections, 14 feet, 14 feet and 10 feet.
- 2) They may change the ramp railing from a chain link to individual cables. Both would allow user to see through the railing. Cost will determine which one they use.
- 3) Due to the close proximity of a tree, the swing structure may need to be moved south from 3-8 feet. This distance will be determined once excavation work starts.

Bob asked why we had to meet since this was such a minimal change. Kevin stated that Bristol's zoning by-laws do not have a provision for the Zoning Administrator to make minor amendments to ZBA approved applications.

Kevin made a motion to approve permit #14-09 requesting 3 minor amendments to a conditional use permit, shortening the ramp to the fairy house to 34 feet or less, change the railing of the ramp to individual cables instead of wire mesh if they chose and move the swing structure up to 8 feet to the south if needed to save a nearby tree, seconded by Peter. All were in favor (7-0).

The Bristol Zoning Board of Adjustments held a hearing on July 22, 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 minor adjustment to a granted conditional use permit for a multi-family structure.

Kevin swore in Stanley Livingston

Stanley explained the minor amendments he is requesting to permit #14-05. After speaking to the fire inspector Stanley decided that the cost to have parking garages under the structure was not economical. He decided to move the spaces outside the structure, so now there are 15 spaces on the north side of the structure and 5 on the west side of the structure. He will have a garage door and a person door on the west side of the structure for access to his personal storage. Cars will not be allowed to park in the space.

Peter made a motion to approve permit #14-05 requesting the removal of the garage space below the structure and the addition of the 5 spaces to the west of the structure, seconded by Ted. All were in favor (7-0).

Bob made a motion to accept the minutes from the May 27, 2014 meeting, seconded by Kevin. All were in favor (6-0). Ron was not present at that meeting

Meeting Adjourned 7:50 pm