

Board of Adjustment
September 9, 2014
Meeting Minutes

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

Others Present: Eric Forand (Zoning Administrator)

Public: Ron LaRose, Eric Carter, Gary Clark

Kevin called the meeting to order at 7:30pm

The Bristol Zoning Board of Adjustments will hold a hearing on September 9, 2014 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #14-54, Eric Carter (Parcel #11-01-25 & 11-01-24), requesting a permit for a non- conforming single family dwelling.

Kevin swore in Eric Carter

Eric explained that he was trying to purchase two lots of land the Town of Bristol (Town) had combined and was trying to sell. Eric explained that he would like to remove the trailer currently there and build a single family home with attached garage. The property is located in the conservation zone which has 100 foot setbacks. Currently the trailer is about 50 feet from the property lines, the new residence would be 70 feet or so.

The Terry Carter Estate property is .2 acres, the Town owns 1.6 acres surrounding it. The Town took ownership of the property from a tax lien in 1996. The Town and Terry Carter Estate are trying to sell the two pieces as one. Eric Carter was the winning bidder and had a contingency that he receive a permit to build a residence before the closing.

The property is a pie slice shape with the southern end being roughly 40 feet wide and the northern end being approximately 230 feet wide. Do to the small dimension of the lot Eric would like to build a house on the northern, wider end of the property, however he would not be able to meet the setback requirement. He requested that he be able to situate the house so it has 65 foot setbacks from the north, east and west.

Ron Larose who is an abutting land owner stated that he had done a survey of the property surrounding the Terry Carter property for Middlebury Waterworks in the 1960's and the triangle property as seen now was in existence then. Ron also stated there had been a trailer home on the land for at least the last 10 years.

Eric stated that the lot currently has a septic system that can be used.

Kevin described this is a pre-existing small lot and falls under Section 501 in the Bristol Zoning By-laws and Regulations which allows the ZBA to adjust setback requirements in a small lot that was in existence before 1984.

Kevin made a motion to approve permit #14-54 to build a single family dwelling and attached garage with adjusted setback requirements of 65 feet to the north (Gilmore Brook), the west (Upper Notch Road) and the East. Seconded by Peter, all in favor (6-0)

Kevin made a motion to accept the minutes from the August 26, 2014 meeting as amended, seconded by Peter. All were in favor (5-0). Peter was not present at August 26, 2014 meeting.

The Board discussed the current Bristol Zoning By-Laws and Regulations. Kevin will combine all of the comments and forward to Sue Kavanagh the Chair Person of the Planning Commission.

Meeting Adjourned 9:15 pm