

Board of Adjustment
October 28, 2014
Meeting Minutes

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

Others Present: Eric Forand (Zoning Administrator)

Public: Travis Greene, Thomas & Betty McKean

Kevin called the meeting to order at 7:30pm

The Bristol Zoning Board of Adjustments held a hearing on October 28, 2014 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #14-05SD, Thomas McKean (Parcel #6-2-70), requesting a Right of Way to a new sub-divided lot.

Kevin swore in Thomas and Betty

Thomas described how he was left the property in his stepfathers will and one of the requirements was to subdivide it into two pieces, they retained the piece with the house and siblings retained the undeveloped piece. The undeveloped piece was going to be land locked so they were requesting a 50ft Right of Way as part of their subdivision application.

The State had given them the Letter of Intent to build a new curb cut to go with this right of way.

Kevin made a motion to approve a right of way for a new lot being created by permit 14-05SD. Seconded by Peter, all in favor (6-0) Paul was not present for the vote.

The Bristol Zoning Board of Adjustments held a hearing on October 28, 2014 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #14-69, Travis Greene (Parcel #9-1-51.3), requesting a variance to build a garage inside the front and side yard setbacks.

Kevin swore in Travis

Travis describe how he would like to build a 24ft x 24ft garage to house some restored classic cars. He currently stores them in trailers on his property. He outlined how he would like to build the garage where he currently has the trailers. This would locate the structure about 35 feet from the center line of the road. The front yard setbacks required in this zone is 80 feet. He stated that if he located it 80 feet from the center line it would be located very close to his house and would be on his septic. His house is located 124 feet from the centerline of the road. He also requested to be allowed to located the garage 10 feet from the side yard, the required setback is 25 feet. He also said that he cannot use about half of his lot because it has a very steep bank behind his house. He said that he is looking to build a more secure location to store his vehicles.

Brenda asked if he could extend his current garage instead. He stated he probably could but that would involve removing some pavement and relocating a water line.

Brenda ask if the garage could be situated 80 feet from the center line if they allowed it to be located 15 feet from the side yard. Travis stated it could however it would be very close to his house and he felt that would not look good and would partially block views from his house.

Kevin stated that they could use Bristol Zoning By-laws Section 1014 to reduce the side yard setback to 15 feet.

Kevin made a motion to go into executive session, seconded by Ron (4-2-1) Brenda & Peter against, Carol abstaining.

The Board came out of executive session and Carol made a motion to deny Permit #14- 69 because it did not satisfy the criteria for a variance, specifically Section 342 (B).

Peter made a motion to accept the minutes from the September 23, 2014 meeting, seconded by Paul. All were in favor (4-0). Ron, Bob and Carol were not present at that meeting.

Meeting Adjourned 8:30pm