

Board of Adjustment
April 14, 2015
Meeting Minutes

Board Members: Paul Jackman, Bob Stetson, Kevin Brown, Brenda Tillberg

Others Present: Eric Forand (Zoning Administrator)

Public: Bill Bouvier, Cheryl Godard, Jenni Utter, Louise Acker, Leslie Davis, Margaret and Hal Wendel, Ron LaRose, Craig Allen, Robert Fuller

Kevin called the meeting to order at 7:40pm

The Bristol Zoning Board of Adjustments will hold a hearing on April 14, 2015 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #15-03SD, Mary Ladue (Parcel #20-50-352), requesting a 5 lot sub division.

Kevin swore in Ron LaRose. Ron presented map of proposed sub-division consisting of 5 lots, 1 lot where the current house is and 4 lots between it and North Street. The sub-division would share a septic system which would be located east of the house. The proposed lots are roughly 15,000 sq ft which is larger than the required lot size for the High Density Residential district in which they are located. The Select Board has not approved the new curb cut but will be reviewing it next week. Ron stated the wastewater permit application is being completed, they need to wait until they complete some soil testing to decide where the piping for the septic will go.

Bill Bouvier asked about drainage. He stated that the property has a large amount of water runoff that collects and has to go through one culvert that empties on his side of the street. He was worried that with the houses and increased impervious surfaces that there would be more run off and that the new septic system would fail. Ron stated that the septic flows down into the ground so it should not be affected by water runoff on the property.

Cheryl Godard stated that last winter the culvert and ditch on North St. froze causing dangerous conditions in her driveway.

Louise Acker stated that she is concerned the natural flow of water from east to west is not diverted onto her property. She also wants to make sure that large pines trees on the property line are not damaged during construction.

Harland Wendel asked if the trees between his property and the new sub-division would remain and Ron said the plan was to keep them.

Craig Allen asked if there was a replacement septic site and Ron stated that the State does not require that anymore, they just oversize the system.

Jenni Utter asked how her driveway will be affected as it shares a culvert with the sub-division driveway where they enter North Street. Ron stated that the drainage of the driveway would not be changed.

The Board discussed with Ron potential for drainage solutions including rock lined ditches. They also discussed the potential for screening trees north of the current drive to block headlights from shinning on the Fundis property. The Board also discussed the size of the current driveway.

Bob made a motion, seconded by Brenda to approve the Right of Way application with the following conditions. All were in favor (4-0):

- The entry driveway will need a pull out on the south side (on lot 2) to allow two cars to pass each other.
- The driveway to the cul-de-sac needs to be at least 20 ft wide.
- A letter from the Fire Chief stating that the proposed access is sufficient.
- Screening will be added on the north side of the entrance road across from the cul-de-sac drive to shield neighboring house from headlights.
- Any new drainage will continue to run through the existing culvert under North Street.

Kevin moved to go into executive session to discuss application 14-89 and 15-02, seconded by Paul. All in favor (4-0)

Board came out of executive session

Kevin made a motion to approve permit 15-02 David Durgin with the following condition, seconded by Bob. All were in favor (4-0).

- No more than two employees other than residents of property.
- Business will ONLY be conducted in the new addition.

Kevin made a motion to approve permit 14-89 Greg West with the following condition, seconded by Bob. All were in favor (4-0).

- That the driveway be crowned to divert water runoff to the ditch and not across to Many Waters Rd.
- Curb cut access approval is received from the Select Board
- That all State building permits are approved.
- That all State waste water permits are approved.
- A Certificate of Occupation is received from Zoning Administrator

Kevin made a motion to accept the minute for March 24, 2015 as amended, seconded by Bob. All in favor (4-0).

Meeting adjourned at 9:30pm