

Board of Adjustment
June 9, 2015
Meeting Minutes

Board Members: Paul Jackman, Kevin Brown, Brenda Tillberg, Ron Kolowski, Peter Grant, Carol Clause, Chris Lathrop

Others Present: Eric Forand (Zoning Administrator)

Public: Cheryl Godard, Jenni Utter, Margaret and Hal Wendel, Mike Ladue

Kevin called the meeting to order at 7:35pm

The Bristol Zoning Board of Adjustments will hold a hearing on June 9, 2015 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #15-06SD, Mary Ladue (Parcel #20-50-352), requesting a 3 lot sub division.

Kevin swore in Mike Ladue. Mike explained that they had originally planned on 5 lots which they had brought before the ZBA in April but they have reduced the number of lots to 3. They withdrew the original application. He stated that this plan had two lots in front of the current house, each with their own driveway and septic. They were requesting a Right of Way through lot 3 to lot 1. This Right of Way would be 50 feet along the north side of the lots over the existing driveway to the existing house. This new plan has each individual driveway entering North Street, The Zoning Administrator stated that the Ladue's had submitted and the Select Board had approved the two new curb cuts. The Zoning Administrator stated the curb cut permits require each driveway to have a 30 foot long 12 inch in diameter culvert, they need to be less than a 2% grade and perpendicular to North Street for 36 feet, and ditching has to be done along North Street to direct water to the existing culvert under North Street..

Cheryl asked how the new driveways and ditch would handle snow being plowed onto them. Kevin stated that he assumed that issue was addressed when the curb cut was approved, that is not something the ZBA addresses.

Jenni asked what the Ladue's planned to build on the lots. Mike explained that they were not sure what they were going to build. Kevin explained that there were permitted uses and conditional uses in that zone and the Ladue's would be able to pursue which they chose. Either use would require a permit.

Peter made a motion to approve the requested Right of Way through lot 3 to lot 1, seconded by Brenda. All in favor (7-0)

There were not enough members present from the April meeting to approve the minutes.

Meeting adjourned at 8:05pm