

Board of Adjustment
August 25, 2015
Meeting Minutes

Board Members: Paul Jackman, Kevin Brown, Ron Kowalski, Peter Grant, Bob Stetson, Chris Lathrop (alternate), Ted Desmond, Carol Clauss

Others Present: Eric Forand (Zoning Administrator)

Public: Marion Bauchard, David Lathrop, Alan Huzinga, Carolyn Dundon, Clayton Ladeau, Trent Roleau, Brett LaRose, Kevin Harper, Therese Kirby.

Kevin called the meeting to order at 7:35pm

The Bristol Zoning Board of Adjustments will hold a hearing on August 25, 2015 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #15-47, Trent Roleau (Parcel #07-01-02), requesting a new addition with an accessory dwelling.

Kevin swore in Trent Roleau. Trent stated the he wanted to build an attached 3 bay garage with an accessory dwelling above it for his in-laws. As this is an increase in the floor area of an existing dwelling (Section 594 (3)(c)) it became a conditional use and was sent to the ZBA by the ZA. To allow the accessory dwelling to be larger Trent stated he will finish off the basement, which will be utilized as a play room and family room. The square footage of the existing house is 2645, including the 1st and 2nd floor, a 1 story mudroom and the finished basement. The square footage of the second floor of the garage would be more than the 30% allowed by the by-laws, so they will be using knee-walls and increasing the size of the entrance landing to reduce the square footage down to the required amount.

Kevin made a motion to approve the permit 15-47 with the following conditions: a floor plan of the second floor of the garage with dimensions be provide to the ZA prior to construction, all State waste water permits will be obtained, seconded by Peter. All were in favor (7-0)

The Bristol Zoning Board of Adjustments will also hold a hearing on August 25, 2015 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #15-66, Tommie Thompson (Parcel #23-51-10), requesting a change of use from medical office to medical office and apartment.

Kevin swore in Marion Beauchard. Marion stated the she would like to change the use of her property at 32 Mountain Street. It had previously been Mountain Health Center. She would like to have a professional office in roughly 450 square feet of the first floor, which is slightly more than half. She would like the reminder of the first floor and the entire second floor to be one apartment. Professional Office is a conditional use in the HDR district. The entrance to the new office will be on the south side of the structure where the ramp is currently located. They will extend the ramp to reach a existing door. The upstairs had been an apartment prior to it being changed to a doctor's offices. Carolyn Dundon who lives across Mountain Street from the property expressed concern about parking. She stated that when the property was a doctor's office people would park on both sides of the road and turn around in her driveway. She didn't think that this 1 person physical therapist office would be as big a deal but she wanted to know what would happen if it became larger again like Mountain Health. The ZA stated that a professional office is required by the by-laws to have one parking space and an additional space for each 300 square feet of floor space. The new office would be around 450 sq ft so that would be 3 spots. Marion stated that they had that many spots to park in the back. However it would be inconvenient for patients to park there as the entrance to the office is completely around the other side of the building. Bob stated that

there is unlimited parking on street parking. Kevin stated that if residents of that area wanted no parking zones they would need to go to the Select Board.

Kevin made a motion to approve permit 15-66 with the conditional that the proper State waste water permits are obtained and that the office be approximately 450 square feet and the remainder of the 1st and the entire 2nd remain one apartment, seconded by Peter. All were in favor. (7-0)

The Bristol Zoning Board of Adjustments will also hold a hearing on August 25, 2015 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #15-59, Stoney Hill Property LLC., requesting a conditional use permit to build a Fire Station.

Kevin swore in Alan Huizenga and Kevin Harper

Alan gave a presentation on the new fire house. Alan stated that the site is between two residential properties, and will be accessed by a new town road and an emergency entrance for fire fighters. Kevin explained that he purchased the land from the Nelsons and the hope is to have a town road leading to a possible business park behind the new fire station. Alan explained how that due to the new road the lot will be a corner lot and the applicable setbacks have been applied. He also explained that this property is in the ROC and the RC-1 districts. The fire house will be roughly 38.5 feet high, which is higher than the 35ft allowed in this district however there is an exception for bell towers (section 594). There are 18 parking spaces on the west side of the structure and 16 on the south side for a total of . Using the square footage of the main structure only, 6800 sq ft (excluding the apparatus bays) they need 34 spaces per Section 611. The property slopes 1% from front to back. Drainage from the roof will be piped to two storm water containment ponds on the south edge of the property. The existing tree line on the west side will be extended to the south and new trees will be planted on the east side for screening of the building and parking lot. The Board discussed a traffic early warning devise on Stoney Hill. The fire chief recommended a yellow light and sign that will flash when there is an emergency response coming to the station instead of a light that blinked all the time. Kevin stated all lights in the parking lot would be downward facing. He also stated the building would be incredibly energy efficient. He also stated that one of his business partners in the project had approached him about the possibility of leasing energy from a solar project. Kevin stated that the Bays for apparatus are drive through for the fire fighters safety.

Kevin made a motion to create a condition that a traffic early warning devise be used unless it is prohibited by AOT or it is technologically or financially impracticable, seconded by Bob. All were in favor (8-0).

Kevin made a motion to approve permit 15-59 with the following condition: the building be constructed to the plans presented to the ZA today, that all waste water permits are obtained and that access approval be given by the town, seconded by Bob. All were in favor (8-0).

The ZBA also made the recommendation that the project utilize renewable energy in the completed building if at all possible.

Kevin made a motion to accept as presented the minutes of the July 14, 2015 meeting, seconded by Peter. All were in favor (8-0).

Meeting adjourned at 9:10pm