

Board of Adjustment
September 22, 2015
Meeting Minutes

Board Members: Paul Jackman, Kevin Brown, Ron Kowalski, Peter Grant, Chris Lathrop (alternate), Carol Clauss, Brenda Tillberg

Others Present: Eric Forand (Zoning Administrator)

Public: Carol Wells, Alison Zimmer

Kevin called the meeting to order at 7:30pm

The Bristol Zoning Board of Adjustments will hold a hearing on September 22, 2015 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #15-75, Alison Zimmer (Parcel #23-50-35), requesting a conditional use permit for a physical therapy office.

Kevin swore in Carol Wells and Alison Zimmer. Carol as the landlord of the "Almost Home" property described how the space was now split into two areas. She described how the handicap ramp on the north side of the building would still be used to access the Almost Home space which now only occupies the south side and the two spaces would use the same restroom. Alison stated she would like to work from 7-3 on some days and 10-7 on other days. She would like the ability to work on weekends. Kevin asked about parking spaces, the Zoning Administrator (ZA) stated the new office needed 3 and the reduced size of the market meant it now only needs 8. There are currently 14 spaces available for the two establishments. Alison stated she will instruct her patients to park on the Garfield Street spots. She expects to have no more than 7 patients per day and they would all come at different times.

Kevin made a motion to approve the permit 15-75 with the following conditions: there only be one provider present at the same time, that hours of operation are Monday through Friday 7am-8pm, Saturday 7am-6pm, Sunday 7am-3pm, seconded by Peter. All were in favor, motion passes (6-0). Paul was not present for the vote.

The Bristol Zoning Board of Adjustments will also hold a hearing on September 22, 2015 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #15-76, Alison Zimmer (Parcel #23-50-35), requesting an adjustment to the maximum signage restriction.

Carol described how the oval Almost Home sign and a small rectangle sign were moved to the south side of the building. She stated that any other non-permitted signs had been removed. Alison described how she would like to have one 12 square foot sign on the North Street side of the building. This will have her logo and business name. She would also like a sign on the Garfield Street side that directed patients to the side ramp. Per the ZA Section 730 (4) of the Zoning Bylaws states directional signs are not included in the total square footage of a signs for a business. The ZA stated he had denied the permit based on 6 square foot maximum requirement for buildings in the High Density Residential zone.

Ron made a motion to deny permit 15-76 because it did not meet the variance requirements for an amended sign size, seconded by Peter. All were in favor, motion passes (6-0). Brenda was not present for the vote.

Kevin made a motion to accept as presented the minutes of the August 25, 2015 meeting, seconded by Peter. All were in favor, motion passes (6-0).

Meeting adjourned at 8:30pm.