

Board of Adjustment  
December 8, 2015  
Meeting Minutes

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

Others Present: Eric Forand (Zoning Administrator)

Public: Kathy Gammon

Kevin called the meeting to order at 7:30pm

**The Bristol Zoning Board of Adjustments will hold a hearing on December 8, 2015 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #15-98, Kathy Gammon (Parcel #20-51-12.22), requesting a conditional use permit for a bed and breakfast.**

Kevin swore in Kathy. Kathy stated she was running a one bedroom, potentially 3 boarders, bed and breakfast and that she did not realize she needed a permit. She has relatively few customers, roughly 5-6 per year. Kevin stated that the property falls in the mixed zoning district and that B&B are not permitted or conditional uses in that district. The zoning administrator stated that he had contacted Kathy because he received a call about “lots” of traffic going down her driveway. He searched online and found a website advertising Kathy’s unpermitted B&B. Brenda asked if the B&B could be considered a home occupation-rooming house if it boarded 2 or less people at one time per the rooming house definition. Kathy did not have any plans to put a sign up in her driveway to attract customers.

Kevin made a motion to go into deliberative session at 7:45pm, seconded by Paul. All were in favor, motion passes (7-0).

Kevin made a motion to come out of deliberative session at 8:45pm, seconded by Paul. All were in favor, motion passes (7-0).

Peter made a motion to deny the conditional use permit for a B&B, seconded by Paul. All were in favor (7-0).

Brenda made a motion to allow the B&B as a home occupation – rooming house with the stipulation that only two roomers are allowed at one time, seconded by Chris. 5 in favor 2 against (Kevin and Paul against). Motion passed.

Ted made a motion to accept the minutes of the November 10, 2015 meeting, seconded by Peter. All were in favor, motion passes (5-0). Carol and Brenda were not present at the November 10, 2015 meeting.

Kevin made a motion to adjourn, seconded by Peter. All in favor (7-0).

Meeting adjourned at 8:55pm.