

Board of Adjustment  
June 27, 2017  
Meeting Minutes

Board Members: Kevin Brown, Paul Jackman, Ted Desmond, Brenda Tillberg, Peter Grant, Bob Stetson, Chris Lathrop

Others Present: Eric Forand (Zoning Administrator)

Public: Adam Thomas, Tom & Pamela Lathrop

Kevin called the meeting to order at 7:30pm

**The Bristol Zoning Board of Adjustment will hold a hearing on June 27, 2017 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider zoning permit #17-37, Terry Thomas (Parcel #06-02-07.3), requesting a Conditional Use Permit for a Tri-plex, per Bristol Zoning Regulations Article III, Section 353.**

Adam was sworn in and joined the Board to describe his project. He explained that he would like to build a three unit, single story apartment building. Each apartment would have two bedrooms. The building would be 40x80ft. There will be 6 parking spaces. The entrance will be off a ROW on Orchard Terrace. There will be a screened in dumpster. There will be exterior lights on the building that will be pointed down and will be on motion sensors.

Chris asked about the family center parking their cars where Adam proposed the new driveway. Adam stated that he had spoken to them and they understood that they had been parking on the street and wouldn't be able to do that any longer. Adam did agree to add a parking area to the south of the new entrance for 4 cars.

Tom Lathrop who owns the property to the west is worried about trash being thrown onto his property. He would like to see some kind of fence put up to delineate the two properties. Adam and Tom decided to meet on site to develop a plan that works for both of them.

The Board reviewed the Conditional Uses – General Standards and found no issues. The Board reviewed the Conditional Uses – Specific Standards and found no issues.

Kevin made a motion to approve the conditional use for permit 17-37, with the conditions that:

- 1) 4 parking spaces be constructed on Bristol Family Center property south of the new access.
- 2) That the applicant meet with Tom Lathrop, representing the Ruth Lathrop Trust, to work out a mutually beneficial agreement in regards to the shared western boundary to keep trash from being deposited on their land.

seconded by Peter. All were in favor (7-0), the motion passed.

Kevin made a motion to approve the June 13, 2017 meeting minutes as amended, seconded by Peter. All were in favor, motion passes (4-0). Motion Passed. Kevin, Paul, Brenda and Peter voting.

Meeting adjourned at 8:00pm.

Respectfully Submitted,  
*Eric J Forand*