

Board of Adjustment
July 25, 2017
Meeting Minutes

Board Members: Kevin Brown, Ted Desmond, Brenda Tillberg, Peter Grant, Bob Stetson, Chris Lathrop (Alt.), Paul Jackman, Ron Kowalski (Alt.)

Others Present: Eric Forand (Zoning Administrator)

Public: Michelle Perlee, Chad Gebo

Kevin called the meeting to order at 7:30pm

The Bristol Zoning Board of Adjustment will hold a hearing on July 25, 2017 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider zoning permit #17-40, Chad Gebo (Parcel #0401-13) located at 1574 Meehan Road, requesting a waiver to setback requirements for an accessory structure, per Bristol Zoning Regulations Article III, Section 380.

Chad was sworn in and joined the Board to describe his project. He explained that he would like to build a new garage in place of his old one. The current footprint included a lean-to on the side that has been removed and he would like to build the new garage on the space that was the garage and the lean-to. The garage currently has 8 foot walls so it is about 12 feet high at the peak, he plans to put in 12 foot walls so it will now be 25 feet high at the peak. He plans to build using attic trusses so he can have storage space above the garage. The old garage and lean-to was 30 x 28 and the new garage would be 30 x 28. He is here for a waiver to the frontyard setback requirements. The northwest corner is 50 feet back and the northeast corner is 60 feet back from the edge of the road, the requirement is 80 feet from the center of the road. Ron asked if the current garage was given a variance, Chad was not sure and Eric had not found one. Chad stated the house was built in 1983, Kevin stated it was possible the garage was built before zoning was enacted in 1984. Chad described how he planned to build the garage this year and make it weather tight, then finish it next year by putting siding on it to match the house. The roof will be metal and it would not be heated.

The Board reviewed the Waivers- Review Criteria (Article III, Sec. 383) and found no issues.

Kevin made a motion to approve permit 17-40 with a waiver to allow the frontyard setback of the new structure to be less than the required 80 feet from the center of the road, seconded by Peter. All were in favor (7-0), motion passed.

Kevin made a motion to approve the June 27, 2017 meeting minutes as amended, seconded by Chris. All were in favor, motion passes (7-0). Motion Passed.

Kevin mentioned that Eric has resigned as the zoning administrator and thanked him for the time he served with the Board.

Meeting adjourned at 8:00pm.

Respectfully Submitted,

Eric J Forand