

Board of Adjustment
September 11, 2018
Meeting Minutes

Board Members: Kevin Brown, Brenda Tillberg, Peter Grant, Paul Jackman, Ron Kowalski, Carol Claus

Others Present: Kris Perlee (Zoning Administrator)

Public: Kevin McClain

Kevin called the meeting to order at 7:30pm

The Bristol Zoning Board of Adjustments will hold a hearing on September 11, 2018 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider zoning permit #18-300, Smith McClain, Inc. (Parcel #06-02-76), requesting a Conditional Use for a Contractors Yard.

K. McClain was sworn in and joined the board to describe his project. K. Brown asked for clarity on the surrounding properties. K. McClain described the property and its relationship to Hewitt Road. A site plan was presented. The plan was vague. K. Brown asked how big the building would be. K. McClain explained that they are not sure at this point. They would begin with two shipping containers for storage and build the building at a later date. K. McClain explained that there would be 5-6 employees that would park on site and then use company vehicles. K. Brown asked what would be stored on site. K. McClain explained that it would be small excavators, equipment and job trailers, and general construction materials. K. Brown asked how large the parcel will be. K. McClain stated 3.5 acres. K. Brown asked about the fuel tanks. K. McClain stated they would like 2 fuel tanks that would be 500 gallon. P. Jackman asked about containment for the tanks. K. McClain stated that they would need to get state permits and would be built to state standards. K. Brown asked what type of fuel. K. McClain stated diesel. K. Brown asked about where materials would be stored. K. McClain explained that Smith McClain would store materials inside and Goliath would store outside. B. Tillberg asked what helical screw was. K. McClain explained it was a screw to replace sonotubes. K. Brown asked how they came up with trips in a day. K. McClain explained that the site would be a staging ground for jobs. Employees would arrive and take company vehicles to job sites and return at the end of the day. There would also be occasional trips to get materials needed at the job sites and accept deliveries. K. Brown asked if there would be light poles. K. McClain said no. A discussion occurred about the two phases listed on the application. It was decided that they would concentrate on the first phase and the use as a business yard. B. Tillberg asked if they were just seeking permission so they could decide if they would buy the property. K. Brown explained that this was a hearing for the actual conditional use. A discussion of hours of operation occurred. K. Perlee referred the board to section 754 for guidance on hours of operation. K. Brown reviewed the criteria with the board.

General (Section 355)-

1. Capacity of Community Facilities – There would be no impact
2. Character of the Area – The Business yard fits with the Commercial Zoning of surrounding properties.
3. Traffic Impacts. – There would be no real impact.
4. Compliance with Regulations. – The applicant would need to follow all regulations
5. Renewable Energy Resources. – This project would not impact renewable energy projects.

Specific (Section 356) –

1. Flow from the site to Hewitt Road should be adequate. A discussion on the width of the driveway occurred. K. McClain stated that the drive would be 16 feet wide.
2. A discussion about needed parking spaces occurred. K. Brown stated that the use really didn't fit with any definition. The board felt that 12 spaces along the western side would be adequate.
3. Landscaping was discussed. At this point it is believed that landscaping is fine and it will need to be addressed when the building is designed.
4. The dumpster will need to be located behind the two shipping containers.
5. N/A
6. N/A
7. N/A
8. At this point the applicant is not sure if they need a stormwater permit. The applicant will need to work with the state to decide if this is necessary.
9. No lighting at this time.
10. Noise should be minimal.
11. The applicant is not sure what type of signage they would like. They will need to apply for a sign permit before any signage can be installed.
12. The applicant would like the hours to be 5:30am to 9:00pm.
13. N/A

R. Kowalski asked what plans they had for the rest of the parcel. K. McClain stated that they have no further plans at this point. K. Brown asked if the drive was going to be paved. K. McClain stated that it would be a gravel drive.

K. Brown made a motion to approve application #18-300 with the following conditions.

1. The parking area would be gravel
2. 12 parking spaces would be created along the western side of the site.
3. Two storage containers be located near rear of gravel drive.
4. The two 500 gallon fuel tanks be located behind the storage containers.
5. Trash be located and screened behind the storage containers.
6. The hours of operation would be 5:30am – 9:00pm.

P. Grant 2nd. So voted (6-0)

Hearing was closed at 8:30pm

K. McClain was concerned that the building wasn't approved. K. Brown explained that the ZBA needs actual plans and not just concepts to approve a building. He explained that they would just need to come in for a second hearing for just the building.

The minutes from the July 25, 2017 meeting were reviewed. P. Grant made a motion to accept the minutes as presented. K. Brown 2nd. So voted (5-0 C. Clauss obtained).

Meeting adjourned at 8:45pm

Respectfully Submitted,

Kris Perlee