

Board of Adjustment
May 13, 2014
Meeting Minutes

Board Members: Ted Desmond, Paul Jackman, Brenda Tillberg, Peter Grant, Ron Kowalski, Carol Clauss, Bob Stetson

Others Present: Eric Forand (Zoning Administrator)

Public: Chris Acker, Sean Flynn

Brenda called the meeting to order at 7:30pm

The Bristol Zoning Board of Adjustments will hold a hearing on May 13, 2014 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #14-16, Chris Acker (Parcel #22-50-30), appealing the decision of the Zoning Administrator to deny a permit for a new commercial building to house a cabinet builders workshop and office.

Brenda swore in Chris Acker and Sean Flynn

Brenda recused herself from the deliberation because she is an abutting land owner to the subject parcel.

Sean Flynn from Silver Maple Construction presented a plan for a commercial structure to be located at 11 Liberty St. that would house a workshop to build custom cabinets. Currently they have a shop under their house in New Haven and an office on Main Street in Bristol. They are looking to combine the two locations, expand and be located in a more visible area. Sean presented a rendition of the structure that he and Chris felt would be a good fit for the neighborhood. Sean stated that he would start with two employees at this location but might go up to four. The shop would make custom order cabinets; they would not be selling parts or pre-made cabinets. They planned to operate during daytime hours, the Board discussed possible 8-5, Sean stated on certain occasions they might need to go to 6pm. His hope would be in the new location he might get 4-5 walk-ins a year. Ted asked about fumes from the finishing of cabinets. Sean stated that they use non-noxious stains that would be vented through a hood to the outside. Bob asked if a permit was needed from the state to vent this to the outside and Sean stated that he did not believe one was needed.

Ted voted to move to deliberative session, seconded by Bob. All were in favor (7-0)

The Board moved to deliberative session at 8:10pm with Paul as the acting chair.

Peter made a motion to deny application #14-16 due to cabinet making not being an allowed use in the Residential, Office, Commercial District, seconded by Bob. All were in favor (7-0)

Paul made a motion to adjourn the meeting, seconded by Carol. All were in favor (7-0).

Meeting Adjourned 8:30pm