

Board of Adjustment  
January 12, 2016  
Meeting Minutes

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

Others Present: Eric Forand (Zoning Administrator)

Public: Ron LaRose, Casey Butler, Jill Ambrose, Judy Ambrose, Jennifer Charron, Andrew Charron, Vickie Greenhouse.

Kevin called the meeting to order at 7:30pm

**The Bristol Zoning Board of Adjustments will hold a hearing on January 12, 2016 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #15-11SD, Judith Ambrose (Parcel #02-01-21), requesting a Right of Way for a new 2 lot subdivision.**

Kevin swore in Ron, Judy and Jill. Ron described how Judy has planned a two lot subdivision. One lot will be situated behind the other so they were looking for Right of Way approval across lot one to lot two. Ron mentioned that there was land subdivided in 2008 that is part of these new lots. Ron stated these two pre-existing lots would be incorporated into the new lots and their prior approval will be voided. The rear lots will utilize an existing farm road which connects to an existing right of way for a previously approved subdivision. Peter asked if fire trucks would be able to pass each other on the new driveway. Ron explained that there were several spots where an emergency vehicle could pull over to let another pass.

Kevin made a motion to approve permit 15-11SD seconded by Peter. All were in favor, motion passes (5-0).

**The Bristol Zoning Board of Adjustments will also hold a hearing on January 12, 2016 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #15-105, Vickie Greenhouse (Parcel #21-50-20), requesting a setback adjustment for an accessory structure.**

Kevin swore in Vickie. Vickie explained that she had received an approved subdivision permit last year but when she had the land surveyed for a septic system she found that her earlier calculations for setbacks had been incorrect. She had originally measured the distance between two existing buildings as 20 feet however the survey showed 19.3 feet. Her lot is in the HDR district so the side yard setback requirements is 10 feet. The original subdivision showed a new boundary line going between the house and a storage barn. However there is not enough distance between the two structures to make a complying subdivision. Therefore she is here to ask for a side yard setback adjustment for the storage barn. She would keep the house 10 feet from the new line and the barn would be 9.3 feet.

Peter made a motion to approve permit 15-105 according to Bristol Zoning Bylaws Section 1009, seconded by Kevin. All were in favor, motion passes (5-0).

Kevin made a motion to accept the minutes of the December 8, 2015 meeting as amended, seconded by Peter. All were in favor, motion passes (5-0).

Meeting adjourned at 8:00pm.