

Board of Adjustment  
June 14, 2016  
Meeting Minutes

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

Others Present: Eric Forand (Zoning Administrator)

Public: Chris Acker

Peter called the meeting to order at 7:30pm

**The Bristol Zoning Board of Adjustments will hold a hearing on June 14, 2016 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #16-30, Christopher Acker (Parcel #22-50-30), requesting a Conditional Use permit for a 5 unit multi-family residence per Bristol Zoning By-laws and Regulations Article X, Sec. 1008 (2b).**

Kevin swore in Chris Acker. Brenda recused herself because she is an adjoining landowner. Chris described his plan to create a 5 unit multi-family with some commercial space. Currently on the property is structure with 1 residential unit on the second floor and commercial space on the first floor. Chris has acquired two structures from Middlebury College that he will install at the site. He will then connect the three structures with a covered walkway. He has not decided the material for the base of the walkway but he is thinking gravel or pavement that will be 5 feet wide. After meeting with Brenda it was decided that the building that will be installed on the north property line will be 15 feet from the line instead of the original 10 feet. The Zoning Administrator confirmed the project meets the density and parking requirements. Chris stated that the plans show building envelopes not foot prints. The actual buildings are 28x68. Each new structure will be a two 2 bedroom unit with two entry doors. Brenda requested that the parking lot not be paved to help with the runoff. She also requested a separation fence between her and Chris's property.

Ron made a motion to approve permit #16-30 with the following conditions, seconded by Peter. All were in favor, motion passes (7-0).

- 1) Set back from new building on north side is now 15 feet instead of 10 feet.
- 2) Chris will provide ZA with updated plans, to include a depiction of the covered walkway.
- 3) State waste water permits will be obtained.
- 4) The existing detached accessory building will be removed.
- 5) Covered walkways will be completed between buildings.
- 6) The use of the existing structure remains the same as it is currently.
- 7) Applicant will work with neighbor on north side to choose and then install boundary fence.

Peter made a motion to accept as presented the January 12, 2016 ZBA meeting minutes, seconded by Kevin. All were in favor (4-0).

Peter made a motion to accept as presented the May 24, 2016 ZBA meeting minutes, seconded by ted. All were in favor (5-0).

Meeting adjourned at 8:30pm.

Respectfully Submitted,

*Eric J Forand*