



draft septic receive 4/21/25

Meet with applicant 4/28 to discuss design 11/13/2025

# TOWN OF BRISTOL Zoning Permit Application

incomplete, awaiting septic 11/13/2025

Office Use Only

Permit #: 24-075 Parcel #: 225175 Zoning District HDR

Date Received: 4/21/2025 ~~AL 8/4/2025~~ Fee Paid: \$150.00 #2426  
full application (complete)

The undersigned hereby applies for a Zoning Permit for the following use, to be issued on the basis of the representations contained herein, of which the applicant swears to be true.

Type of permit requested:  Building/Development  Subdivision  Temporary Use  
 Conditional Use  Access  Other ADU

Applicant Name: Catherine Willson Landowner Name: Catherine Willson

Address: 33 Church St, Bristol, 05443 Phone #: 802-458-5535

Location of Property: (same as above)

Description of Proposal: one bedroom apt (ADU) on top floor of existing garage

Dimensions: Lot size: 1/4 acre Frontage on street: ~93'

Setback from street: 75' Rear yard setback: 33'5"

Side yard setbacks: 5' & \_\_\_\_\_

Building width: 18.5' Building length: 26.5'

Building height: \_\_\_\_\_ Square Footage: 2850

existing structure to remain same, garage is pre-existing

The applicant (or owner) should submit as attachments to this application a dimensioned site plan or sketch (which need not be to scale) showing the location of the proposed structure with respect to the property boundaries, or the proposed alterations to the boundaries of the property in the case of a subdivision.

If the proposed project requires the installation of a new or substantially replaced wastewater/sewage disposal system, the applicant should also submit a copy of a soils test report for the property and a septic system design prepared by a certified Site Technician B or a professional Sanitary or Civil Engineer currently registered and licensed to practice in the State of Vermont.

Signature of Applicant: CC Willson Date: 11.13.2024

Signature of Landowner: CC Willson Date: 11.13.2024

All permit application fees must be paid and above information received before any action on your application may be taken. Permit application fees are non-refundable.

Zoning permit to take effect 15 days from date of issuance. Once a zoning permit has taken effect, applicants shall have two years from the date it becomes effective to substantially complete the activities subject to the permit and to secure a certificate of compliance documenting the projects substantial completion. If the applicant fails to substantially complete the activity authorized within the two-year period, the Zoning Permit shall become null and void. The applicant will need to reapply to complete any activities.

17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**TOWN OF BRISTOL**  
**Zoning Permit Application**

**Permit Decision**

Any activity for which a zoning permit is required and which involves the construction or modification of a driveway intersection with a public right of way shall require, as part of the zoning permit, approval of such construction or modification.

Access Permit Granted:      YES       NO       NOT REQUIRED       Permit # \_\_\_\_\_

If State permit(s) are required, copies must be submitted to the Town.

State Permit(s) Granted:      YES       NO       NOT REQUIRED       Permit # \_\_\_\_\_

*Upon the basis of the representations contained above this application is:*

(A) Found to meet the official zoning ordinances of the Town of Bristol and is hereby **APPROVED**.

\_\_\_\_\_  
Zoning Administrator                      Date

(B) Found **NOT** to meet the official zoning ordinance of the Town of Bristol and is hereby **NOT APPROVED** for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Zoning Administrator                      Date

(C) Forwarded to the below Appropriate Municipal Body:

Design Review Commission     Development Review Board

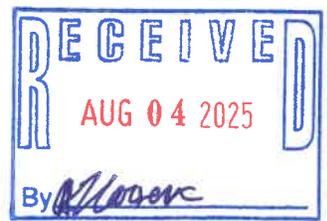
For the following reason(s):

*conditional use review pursuant to sections 353 & 411  
for alteration to nonconforming structure*

*M. Loren*                      *8/4/2025*  
\_\_\_\_\_  
Zoning Administrator                      Date

An interested person may appeal any decision by the Administrative Officer within 15 days of the date of such decision.

**It shall be unlawful to use or occupy, or permit the occupancy of any land or structure or part thereof until the Zoning Administrator issues a Certificate of Occupancy stating that the proposed use of the structure or land complies with the requirements of these Regulations.**



## Narrative Description of Project

The upstairs of the barn will be changed from storage space to a very small apartment with a small kitchen, bathroom, one bedroom, and an open living room space.

An entry hallway will take up about half of the garage downstairs on the west side, with an entry door.

A landing will be accessed through that interior door, and stairs will go up to the apartment.

The other half will be accessed by a garage door and will be my personal storage.

My intention is to offer an affordable place for a single person or couple. There is room for one car in the driveway.

## Time Frame

In August, the barn will be lifted and the old foundation will be removed. A new foundation will be poured in its place.

The barn will be placed in the same spot.

The builder and excavator are discussing a time to start, and yesterday, I was told it could be as early as next week (Aug.4-8)

The contractor, Tim Wildey, will begin some framing and basic work after that.

The septic will be connected to the existing tank at that time.

I will contact GMP to run electricity from the pole that serves my house to the barn.

Presently there is very basic lighting and electric in the building.

During the winter (Dec -April), no work will be done on the building.

Construction will resume the Spring 2026.

My guesstimation is that the ADU will be completed by the Fall.

There will be a single outdoor light at the entry door that will be turned on from the inside of the building.

Motion-sensitive lights will go on the corners of the garage and will be angled away from the neighbors.

Ideally, the ADU will be heated and cooled using heat pumps. I've worked with Bristol Electric in the past for my own house.

Respectfully submitted,  
Catherine Willson  
August 1, 2025

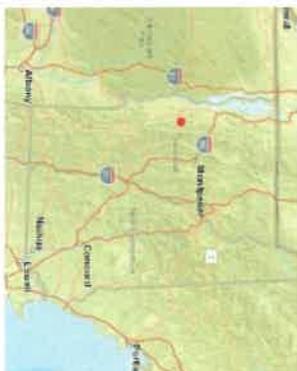




# Catherine Willson ADU application

Vermont Center for Geographic Information

vermont.gov



### LEGEND

- Parcel polygons
- Inactive parcels



### NOTES

Location of garage, ADU proposed to be on top floor

1: 835

January 7, 2025



0.03 0 0.01 0.03 Miles

1" = 70 Ft. 1cm = 8 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Center For Geographic Information

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. VCGI and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

CHURCH ST.

APPROXIMATE WATER MAIN

HYDRANT

SIDEWALK



578'

FENCE

EXISTING RESIDENCE

(1-BR to be Transferred to ADU)

PATIO

DECK

EXISTING DRIVE

EXISTING BARN/GARAGE

(To be converted to 1-BR ADU)

577'

APPROXIMATE EXISTING LEACHFIELD LOCATION

DESIGNATED TP #1 REPLACEMENT AREA

576'

TAX MAP PROPERTY LINE

FENCE

RECEIVED  
JUL 30 2025  
By

# SITE PLAN

SCALE 1" = 20'



**CATHERINE WILSON**  
**ACCESSORY DWELLING**  
**UNIT PROPOSAL**  
33 CHURCH STREET  
BRISTOL, VERMONT

575'

VERMONT



CHURCH ST.

APPROXIMATE WATER MAIN

578

HYDRANT

SIDEWALK

W.L.

FENCE

North



EXISTING  
3-BR  
RESIDENCE  
(To Be Reduced  
to 2-BR's)

PATIO

DECK

W.L.

EXISTING  
DRIVE

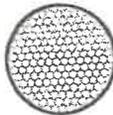
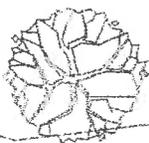
DRAFT

577'

POSSIBLE  
LEACHFIELD?

EXISTING  
BARN/  
GARAGE

To be converted  
to 1-BR ADU



DESIGNATED

REPLACEMENT AREA

576'

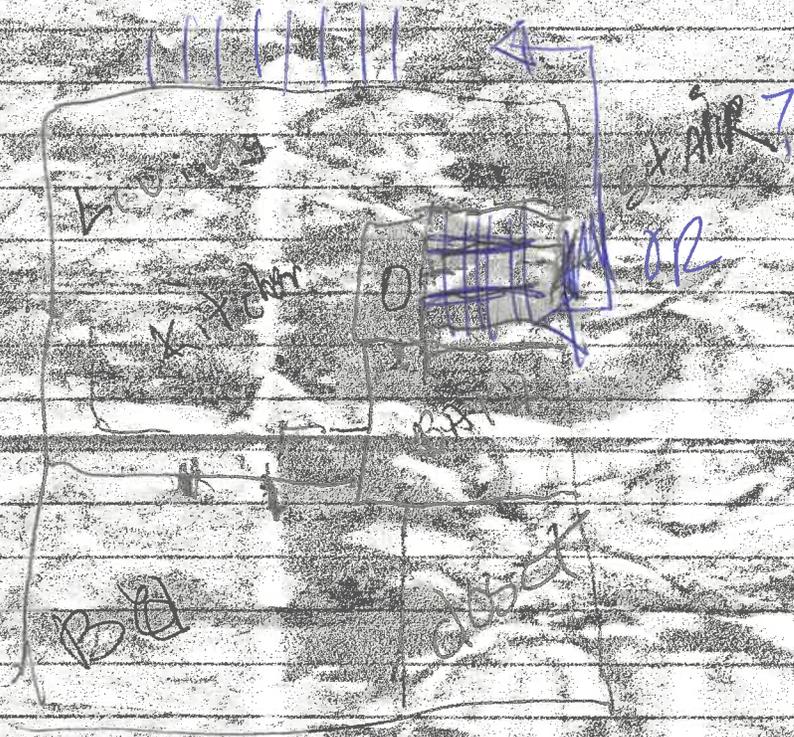
TAX MAP PROPERTY LINE

FENCE



RECEIVED  
APR 21 2025  
By \_\_\_\_\_

Received 1/7/25  
Wilson



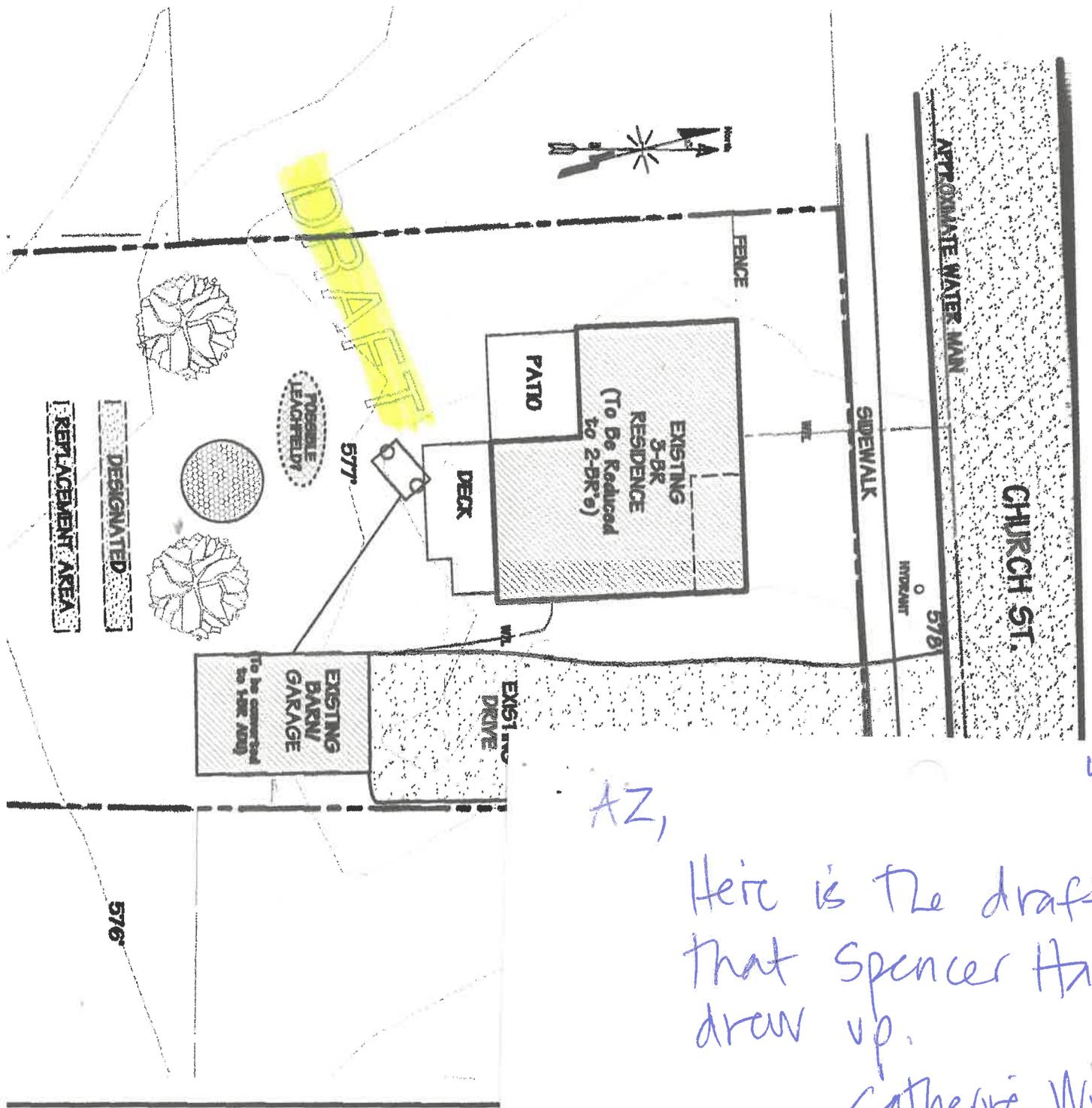
AZ,

here is the really rough photocopy  
of Jim LeBar's drawing.

Stars may be inside or outside: haven't  
decided.

Thanks,

Catherine Wilson

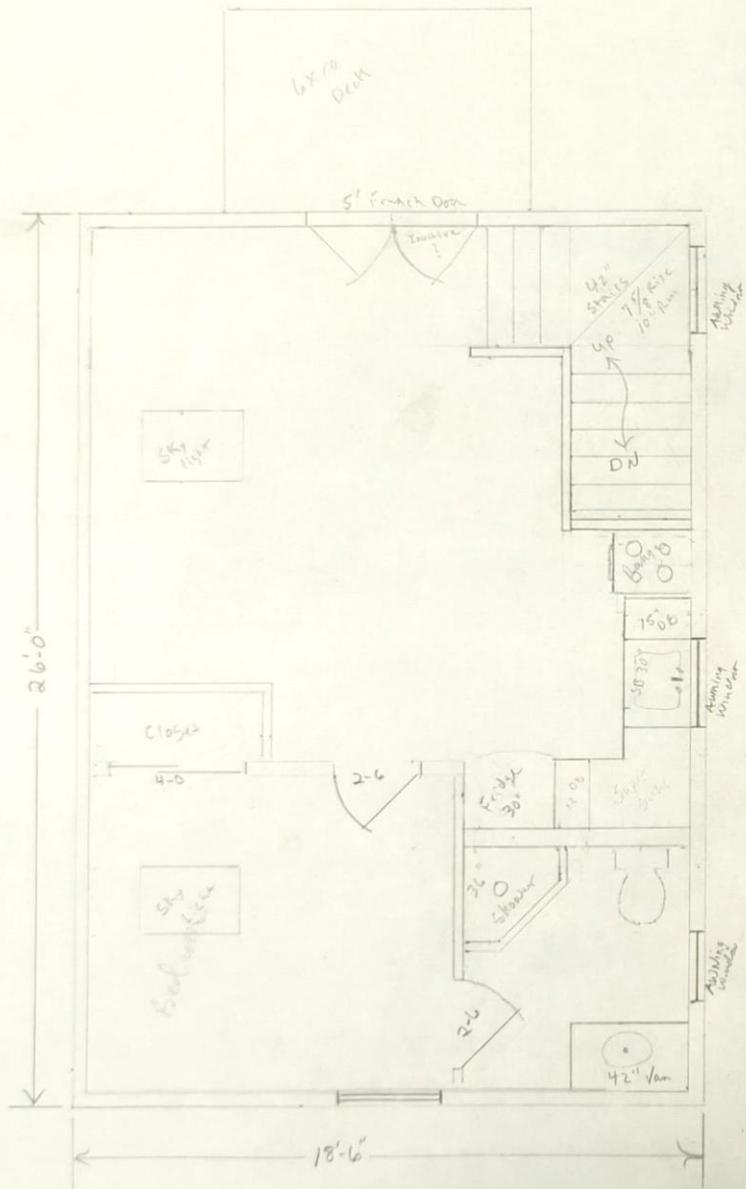


AZ,

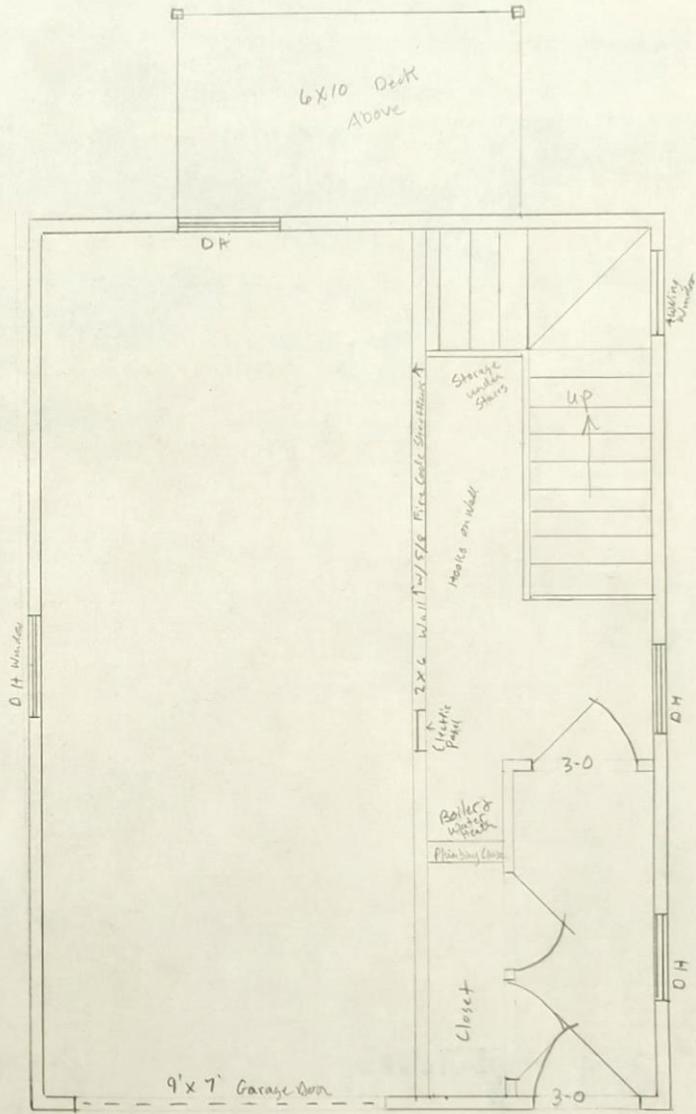
4.18.25

Here is the draft  
 that Spencer Harris  
 drew up.

Catherine Willson



2nd Floor

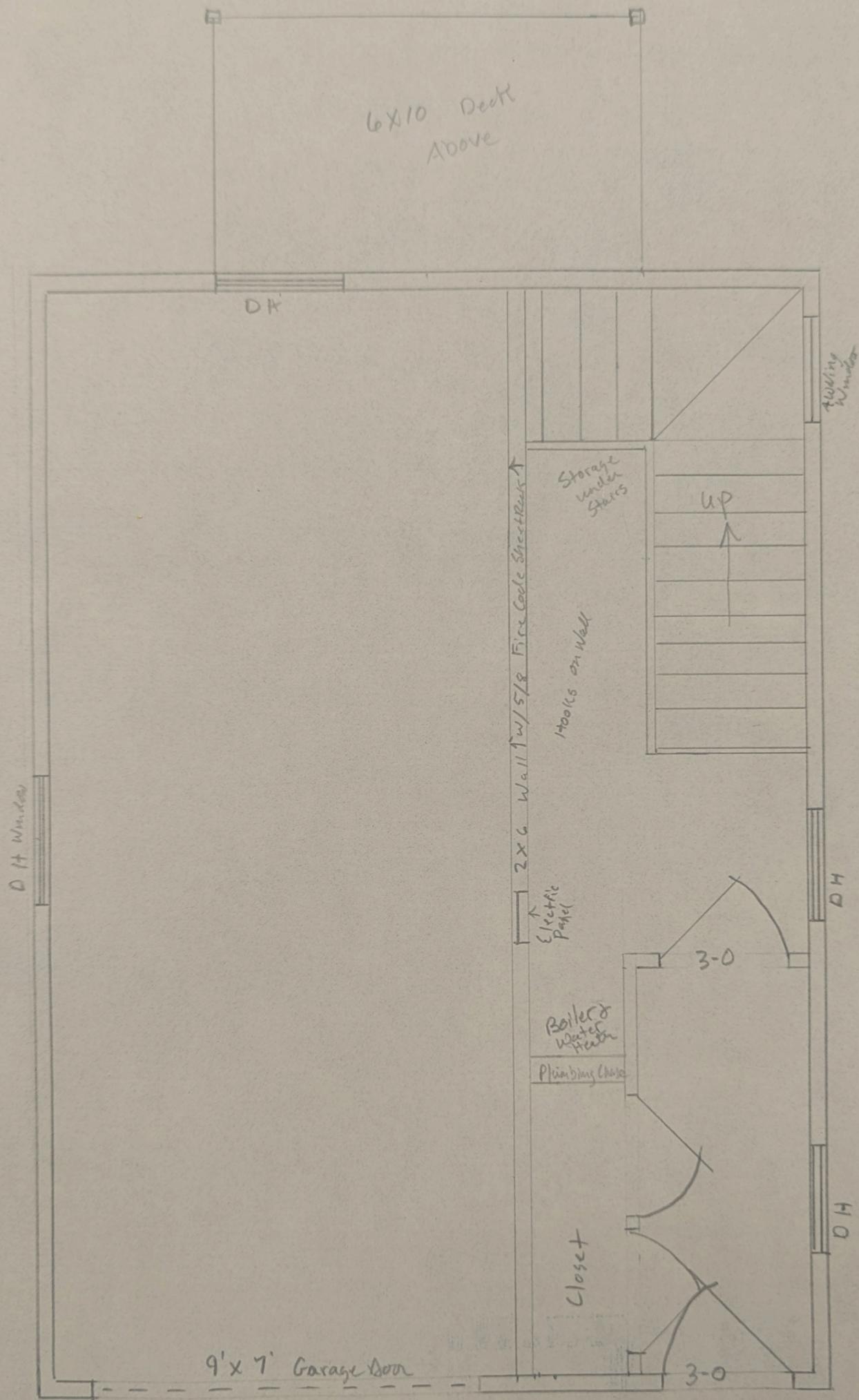


Ground Floor

5/8 FC  
Sheet Rock  
on a round fit  
cutting to garage  
sided walls



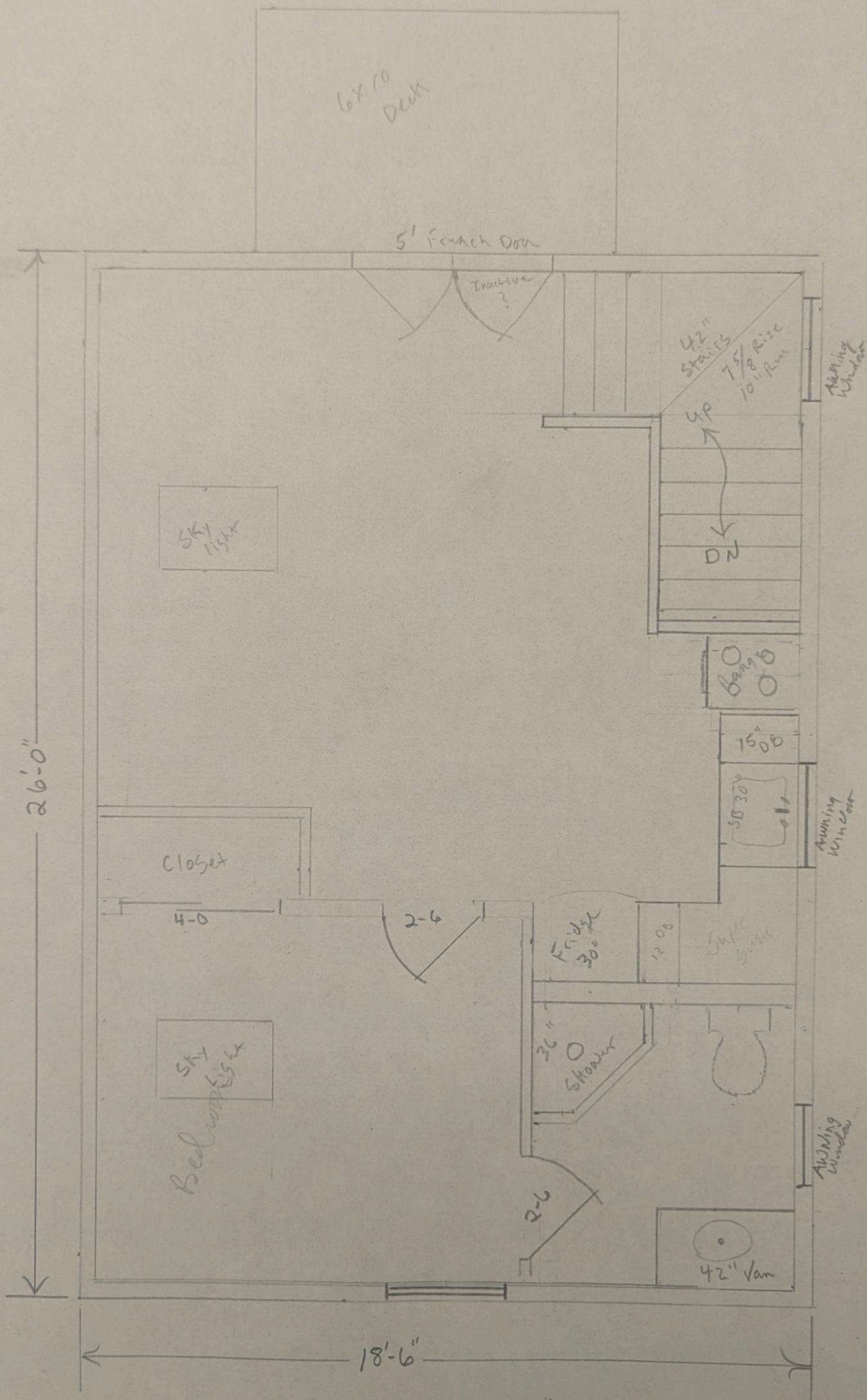
Catharine Wilson Carriage Barn		
SCALE 3/8" = 1'	APPROVED BY:	DRAWN BY TEW
DATE 7-18-25		REVISED
33 Church St Bristol VT		
		DRAWING NUMBER



Ground Floor

RECEIVED  
 JUL 30 2025  
 By \_\_\_\_\_

Cathrine Willson Carriage Barn		
SCALE: 3/8" = 1'	APPROVED BY:	DRAWN BY TEW
DATE: 7-18-25		REVISED
33 Church St Bristol Vt		
		DRAWING NUMBER



2nd Floor