



TOWN OF BRISTOL Zoning Permit Application

Office Use Only

Permit #: 26-500 Parcel #: 040163.101 Zoning District RAS
 Date Received: 1/13/2026 Fee Paid: \$75 #258

total \$150 remainder to be paid after hearing

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 Change of use

Applicant Name: Gawett Brennan Landowner Name: Gawett Brennan
 Address: 24 Hillside Dr. Bristol Phone #: 802 734 3588
 Location of Property: 24 Hillside Dr Bristol VT 05443
 Description of Proposal: Repair shop / services

Applicant requesting site plan review for home business. AL 1/13/2026

Dimensions: Lot size: 2.85 ACRES Frontage on street: 934
 Setback from street: _____ Rear yard setback: _____
 Side yard setbacks: _____ & _____
 Building width: 28 Building length: 28
 Building height: 17 Square Footage: 784 sq.

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: [Signature] Date: 1/13/26
 Signature of Landowner: [Signature] Date: 1/13/26

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.

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):

Application proposes a Home Business for repair shop
requires Site Plan Review subject to §390

Alayen 1/13/2026
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.



APPLICATION FOR SITE PLAN REVIEW

Applicant & Land Owner: Garrett Brennan
Location: 24 Hillside Drive Bristol VT 05443
Contact Information: (802) 734-3588
Parcel/TAX ID: 040163
SPAN #: 093-029-11960

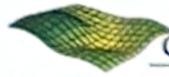
List of adjoining landowners: Susan & Victoria Latrell (Hillside Drive); Paul & Stephanie Davis (Meehan Road)

Description of Project: Operating Brennan Performance & Repair out of existing residential garage.

Hours of Operation: Monday-Friday 7:00am to 6:00pm

Lighting/Noise/Signs: No exterior lighting exceeding typical residential exterior light fixtures. No disruptive noise levels expected. No signs of any variety exist for the business and are not displayed.

Landscaping: 7 trees were planted along Meehan/Purinton Road to help conceal view from town roads; 4 trees were planted along Hillside Drive to conceal from neighboring properties; and 4 shrubs were planted on the west side of the property to conceal from Meehan road and adjoining neighbor "Davis residence".



Cartographic Technologies, Inc.
Putney, Vermont

Bristol, VT: TownView Online

Parcel ID: 040163.101

Owner 1: BRENNAN GARRETT M

Owner 2: BRENNAN CAITLYN M

24 HILLSIDE DRIVE

BRISTOL, VT 05443

Property Address: 24 HILLSIDE DRIVE

Total Assessed Value: \$300,000

Land Value: \$68,700

Building(s) Value: \$231,300

Grand List Acres: 2.85

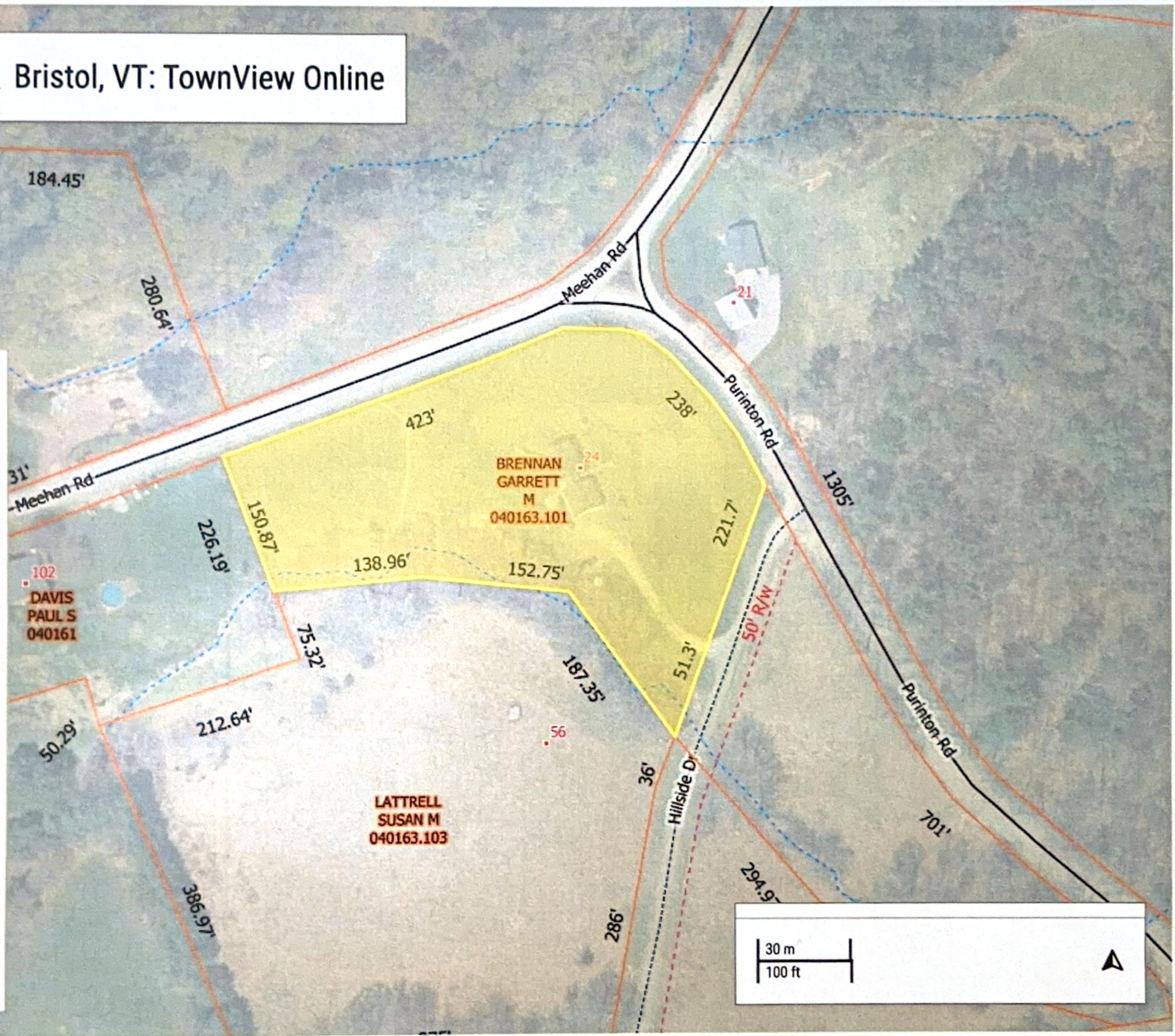
SPAN#: 093-029-11960

Deed (Book/Page): 163/214-216

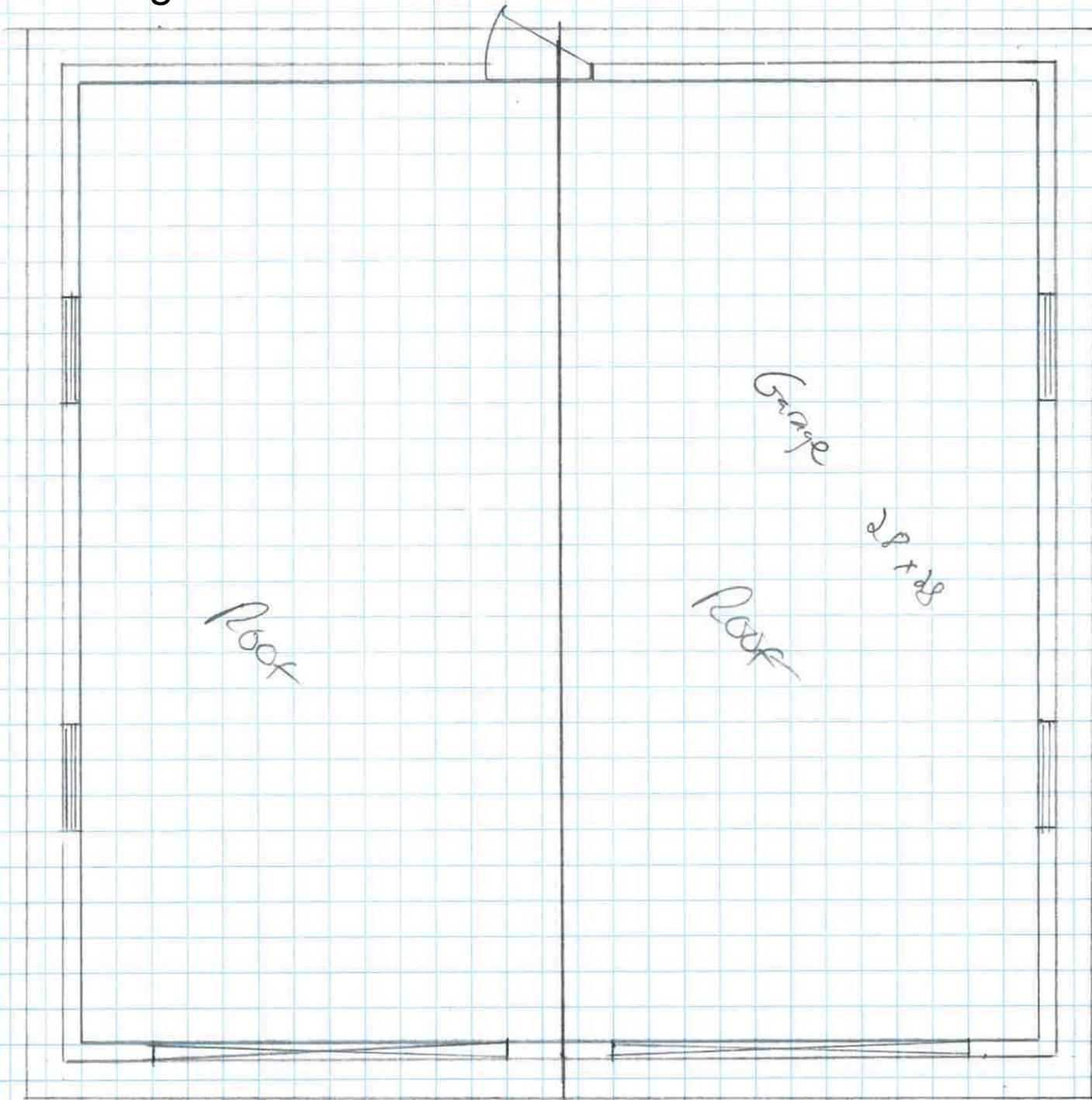
Mapping Source: Kenneth Weston

Source Date: 20131004

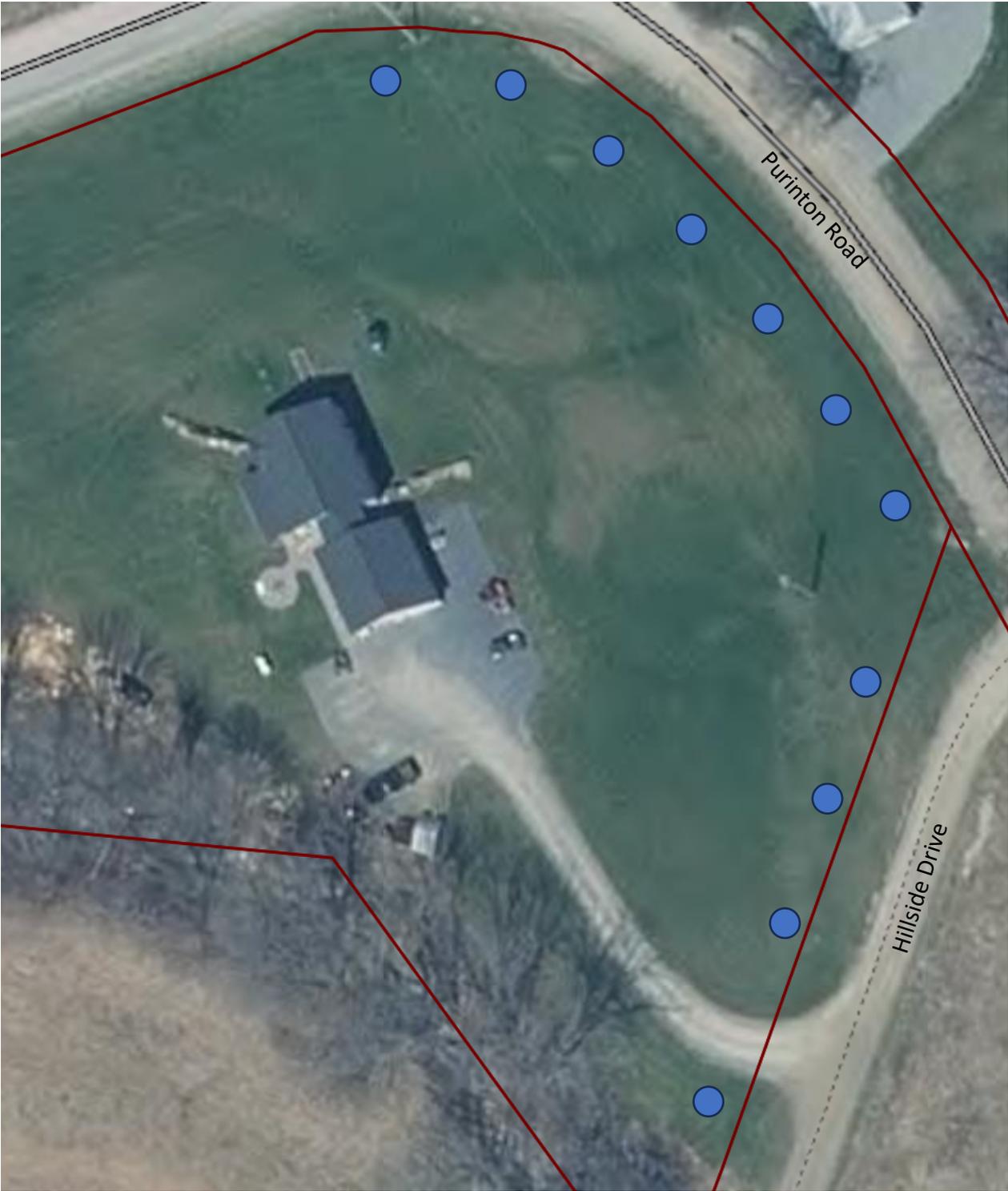
Notes: Town Plat: #524



Garage - 784sf



Privacy barriers: trees



7 trees along Purinton Road



4 trees along Hillside Drive



Aerial view of available parking space

