

BRISTOL
ZONING BOARD OF ADJUSTMENT
August 5, 2014

APPROVED:

AGENDA: 14RVAR01 VARIANCE REHEARING: ZAREMBA
PROGRAM DEVELOPMENT LLC/DOLLAR GENERAL,
215 Lake St., #112-001

14SE03, SPECIAL EXCEPTION: HOWARD SNYDER
FAMILY TRUST, 34 Lakeside Road, #111-100.64

ATTENDING: Alan DeStefano (Chairman), Richard LaFlamme (Vice Chair),
Lorraine Bohmiller, Ashley Dolloff

ABSENT: Larry Denton (away)

OTHER: Michael Capone (Town Administrator, Public

The meeting opened at 6:00 pm with one member excused.

MINUTES OF JULY 1, 2014:

R. LaFlamme made a motion, second by L. Bohmiller, to approve the minutes as read.
The motion carried.

**VARIANCE REHEARING: ZAREMBA PROGRAM DEVELOPMENT LLC/
DOLLAR GENERAL**

R. LaFlamme made a MOTION, second by A. Dolloff, to CONTINUE THE
REHEARING FOR ZAREMBA TO SEPTEMBER 2, 2014, 7:00 P.M. The motion
CARRIED.

Mr. DeStefano explained that the Zaremba Attorney requested a continuance as the
appraiser was unable to make this meeting. The Zoning Board did advertise in the paper
for anyone who would do a new survey for diminution of surrounding properties and has
not received any response. The Town Attorney advised the ZBA to rehear the entire case
and Zaremba's Attorney has been notified of this.

SPECIAL EXCEPTION: HOWARD SNYDER FAMILY TRUST

The secretary read the application, the abutters notified, where the ads were placed, and
stated that there were no comments received from any Dept. Heads.

HOWARD SNYDER FAMILY TRUST SPEC. EXCEPTION continued:

R. LaFlamme made a MOTION, second by L. Bohmiller, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Snyder explained that they have had the cabin for 75 years and need to repair the roof. The contractor has told them that they need to raise the roof the 2'2" in order to meet the State code. This would be the same as some of the other cabins on this property. It will remain in the same footprint.

Ms. Bohmiller asked if both sides of the roof will now be uniform and Mr. Snyder stated that they would. Mr. DeStefano asked if the sidewalls will remain the same height as they are now and was also told that they will. Mr. DeStefano had visited the property and stated that there is nothing behind this cottage that will impede the view.

The Board discussed permission from the Association. Mr. Snyder stated that everyone was okay with it. Ms. Creamer, resident of the same Association, stated that everyone is fine with it; that most have done the same thing. The Board determined that they need a written copy of approval from an officer of the Association and explained that this could be brought in or sent to the secretary.

Mr. DeStefano asked for concerns by abutters and there were none.

R. LaFlamme made a MOTION, second by A. Dolloff, to APPROVE THE SPECIAL EXCEPTION FOR THE HOWARD SNYDER FAMILY TRUST WITH THE CONDITION THAT WE RECEIVE A LETTER OF APPROVAL FROM THE CONDO. ASSOCIATION. The motion CARRIED.

CORRESPONDENCE: None.

OTHER:

The Board discussed the fact that they still need alternates, citing that they were one short this evening which means that all members (a quorum of 3) must agree in order to approve the hearing.

The Board also discussed the need for a cell tower for better reception in Bristol. Some folks will not move here (residents or businesses) due to this.

NEXT MEETING: The next ZBA Meeting will be held September 2, 2014 at 7:00 pm.

With no other business before the Board, R. LaFlamme made a motion to adjourn at 6:27p.m. Respectfully submitted, Jan Laferriere, Recording Secretary