

BRISTOL
ZONING BOARD OF ADJUSTMENT
July 7, 2015

APPROVED:

8/4/15__jrl_____

AGENDA: 15SE05, SPECIAL EXCEPTION: SONDR A J. KEENE,
94 Mandi Lane, #205-011

ATTENDING: Alan DeStefano (Chairman), Richard LaFlamme (Vice Chair),
Lorraine Bohmiller, Larry Denton

ABSENT: Ashley Dolloff

OTHER: Clay Dingman (Planning Bd., HDC), Paul Manganiello (Sel.),
Garlyn Manganiello (Economic Dev. Com.), Norma Barney and
escort

The meeting opened at 6:13 pm as the Board had waited to see if they might have a full board.

MINUTES OF JUNE 2, 2015: R. LaFlamme made a motion, second by L. Denton, to approve the minutes as read. The motion carried with one abstention.

SPECIAL EXCEPTION: SONDR A J. KEENE

The secretary read the application, the abutters notified, where the hearing was advertised and stated that there were 2 phone calls with follow-up e-mails and 1 statement from the Fire Chief.

Mr. DeStefano asked Ms. Keene if she would like to continue this evening or ask for a continuance as there is not a full Board which could mean a tie vote with an automatic denial. Ms. Keene asked if she wouldn't have the right to appeal in that case and was told that she would. She stated that she would like to continue this evening.

Mr. DeStefano then asked the Board for a motion to accept the application as complete. Ms. Bohmiller stated that there are no photos. Mr. Denton agreed that we need to see photos. Ms. Keene stated that the survey shows the elevation but it was noted that these are not on the copies that the Board received. Ms. Keene asked if they want pictures of the grass. Mr. DeStefano stated that, as this is an outside venue, the Board has no idea what the area looks like or the reasons for same. Ms. Keene asked why they didn't just come up to the property and Mr. DeStefano stated that they would not do that. Following discussion, the Board determined that they need photos of the front yard where this would

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KEENE SPECIAL EXCEPTION continued:

be held, of the house, of the parking lot proposed (Ms. Keene has shown 37 parking spots which is more than the 33 required, she stated).

Ms. Keene asked if anything else is needed and the Board agreed that they just need the photos.

The Chairman asked for comments from those attending. Norma Barney, abutter, stated that a right-of-way is involved which is a huge concern to her. The Board stated that a photo of the right-of-way would also be needed.

The Special Exception was then continued to August 4, 2015 at 6:00 pm.

COMMUNICATIONS:

There was a letter from the Goff family to the ZBA with a complaint. It was shown that a letter had been sent to them explaining that this is not an issue for the ZBA but the Land Use Officer and he had included an e-mail which he received a call from Mr. Goff stating that he did not send this letter. Mr. Defeo, Land Use Officer, explained that he had addressed the complaint with a visit to the subject property and the notice that they need to comply with the town ordinance.

OTHER:

Mr. Manganiello stated that he has attended so that he learns more of what each Board does. Mrs. Manganiello stated that she is on the Economic Development committee and they have discussed how to be more business friendly. She added that people get lost in the process and they are looking for ways to address this.

NEXT MEETING: August 4, 2015, 6:00pm with a Variance for Zaremba Program Development LLC and the continued Special Exception for Sondra Keene.

With no other business before the Board, the meeting adjourned at 6:43p.m.

Respectfully submitted,
Jan Laferriere, recording secretary