

**TOWN OF FERRISBURGH
ZONING BOARD OF ADJUSTMENT
MINUTES OF April 1, 2015**

Meeting opened at 7 PM.

PRESENT: Charlene Stavenow, Bob Beach, John Paul, Mike Delaney, Alyth Hescoock, Rayne Herzog
VISITORS: Carl Cole, Mark Francischetti, Dan Barry, Robert Peisch, Jaime Lynn Gaboriault, Ken Wheeling
(ZA)

Announcement of terms of office rearrangement.

Minutes of March 4, 2015 - John Paul moves to approve; 2nd Bob Beach. Voted : 5-0-1

Schrock application deferred until June 3rd, 2015.

Hearing on Application 15-005 opened at 7:05 PM, parcel 18/20/71 – 14 Old Hollow Road

A Site visit was held at 6 PM: Bob Beach, John Paul, Mike Delaney, Alyth Hescoock, Charlene Stavenow, Mark Francischetti, Carl Cole, Ken Wheeling

Carl Cole speaks to the application; M.F. received a permit for 3 apts and an Acc Dwelling Unit last year. He has purchased additional acreage and wants two more apts and to move the accessory dwelling unit to the barn. Submitted: plot plan, house plan, measurements and waste water permit.

Questions: Tenant parking? They will generally park where we parked for site visit – i.e. the Hollow Road side, accommodating 6-7 cars. Landscaping equip is parked behind the barn. Mark wishes to amend the plan, showing 12 parking spaces; perhaps blocking off one entrance. Guest Parking ?

Bob Beach commented on the basement - “good and clean, wiring redone, windows installed, etc.”

Public Comment:

Robert Peisch opposed the application, citing number of parking spaces, septic problems, etc.

Carl Cole replied: These comments have no bearing on this application. They are not the purview of the Zoning Board.

Hearing closed at 7:12 PM (motion by Bob Beach; 2nd John Paul. So voted.

Hearing on Application 15-008 opened at 7:14 PM, Parcel 99/99/99.003 – 56 Pleasant Bay Road

Dan Barry (proxy) spoke to the application. It is an old camp, not used for 10 years.

Rayne Herzog questioned the structure. It is 4 x 4 on cap blocks (There are ledges there). Additional support will be used. A 30” wall and a frame on that. The floor will probably be pitched; there are two choices.

Charlene: Questioned the width. Give the dimensions to the ZA (the whole camp and the screened-in porch)

Alyth passed around I-pad w/photo.

Dan: There will be a one foot overhang.

Public Comment: None.

Close the hearing at 7:22 PM (Motion by Bob Beach; 2nd Rayne Herzog). So voted

Motion to accept the application as presented w/approval contingent (conditioned) on site plan presentation. (Bob Beach, 2nd Rayne Herzog) So voted - 6-0-0

The Board returns to 15-005 –

This is a Conditional Use app – a business, Acc. Dwelling Unit and 5 apts:

Bob Beach comments: Mark meets the criteria (p.41) – dimensional standards – ok; within the set-backs; has the acreage. Alyth comments on the parking'; Charlene observes we were pulled in far enough. An alternative parking plan was discussed. This would help with crowding on Hollow Road side, for additional 6 places off Hollow Road. He needs to give us a plan indicating where the parking will be, for apt. dwellers, and for workers. Specify tenant parking.

FINDINGS OF FACT:

1. The Fire Marshall is to do a final inspection when apts. are completed;
2. 2 new parking areas (2): tenants vs. employee so designated, w/ clear separation;
3. NO parking on Hollow Road side of barn;
4. A plan for parking to be submitted to the Board by April 10.

John Paul moves to approve 15-005 with the above 4 conditions: 2nd Mike Delaney. So voted 6-0-0.

Occupancy permit will be required.

8:15 PM. Motion to adjourn (Bob Beach; 2nd Mike Delaney). So voted.

Respectfully submitted,

Ken Wheeling, ZA