

TOWN OF FERRISBURGH
ZONING BOARD OF ADJUSTMENT
Minutes of April 2, 2014

Present: Charlene Stavenow-Chair, Bob Beach, Alyth Hescoock, Mike Delaney, Rayne Herzog, Julie Adams and John Paul

Visitors: Loretta Lawrence, Sally Torrey, Jim Benoit, Carl Cole, Tom Denecker, Mike Capra, Cliff Collins, Amada Raab, Don Stewart, Bob McNary, Pete Hawkins, Joe Allen, and Ken Wheeling, Zoning Administrator.

There was a site visit at 5:30pm at the proposed Denecker site on the corner of Route 7 and 22A. Members present: Charlene Stavenow -Chair, Bob Beach, Alyth Hescoock, Mike Delaney, Julie Adams and John Paul. Others present: Ken Wheeling, Bob McNary, Tom Denecker, Mike Capra, Carl Cole, Loretta Lawrence, Jim Benoit, Cliff Collins, Amada Raab and Don Stewart. Cliff Collins describes and shows the location of the building area and parking area. He explains that the land slopes from the east to the west on the building site and the storm water retention pond will be on the western edge of the lot. Bob McNary has concerns about the water run off; will the grade be changed. Cliff states that the grade from the water line ROW to the east will not change. Tom Denecker states that at some time in the future, after this portion of the project is complete, they would like to see if they could fill in the wetland area. They would need permission from the State and the Army Corp. Charlene states that Board will revisit this if needed in the future; it is not part of this application. Jim Benoit states that the water on the east side of the lot flows east to the ditch on Route 7 and then flows south away from the McNary property. Cliff shows the location of the waste water disposal area. The parking area and storm water retention pond area are shown. There will possibility be a fence around the pond. The top soil will be removed and the area raised to be paved and graveled. Cliff shows the location of the proposed tree plantings for screening. The present trees on site will be kept. Bob asks to see how tall the building will be. Amanda has a survey pole that shows the height. There are no further questions and the site visit is closed.

The regular meeting was opened at 7:00 pm.

Pete Hawkins and Joe Allen are present to answer questions about the removal of the burnt building on Route 7. Charlene asks when will he remove the building. Pete answers that he doesn't have the money to do so now. Charlene states that Steve Gutowski will ask if the tipping fees can be waived. Pete asks if the permit fees can be waived since he feels he didn't need a permit to start with. Ken said he did. Charlene replies that as soon as they have an answer from Steve the Board will meet with Pete.

Bob Beach moves to approve the minutes of March 5, 2014 with two corrections; one to change the word "hearing: to "heating" the second is to take out the words "class II"; second by John Paul. So voted.

14-011 Denecker Chevrolet, Route 22A

The hearing is reopened at 7:05 pm. Tom Denecker, Mike Capra, Cliff Collins and Amada Raab speak for the permit. They have submitted the updated site plans, landscaping plans, lighting plan, floor plans, and storm water retention pond plans that meet state standards for the project. The building site is surrounded by conserved Ag land. At this time there are no changes planned for the land to the east of the water line. The wetland will be delineated now that the snow has gone.

Bob McNary asks how many gallons of water will flow off the impervious area with a 1 inch rain fall. Amanda calculates that it will be 66,795 gallons from the 2.46 acres of impervious area. Bob is concerned about the storm water running onto the park and ride area and overwhelming their storm water pond. Cliff replies that the State controls the design of the storm water flow into the pond.

Cliff shows the landscaping plan that has the screening tree locations. There is a mix of hard and soft wood trees. The existing trees on the rise will be left standing. The elevations of the proposed building are shown; it has been reduced to 17,500 sq. ft.

Bob McNary states that the Board has historically required a hip roof on new building; will that be the case here. Charlene replies that that is not a requirement in the zoning rules.

Cliff shows the lighting plan, they met with Efficiency VT who suggested LED lighting which will be similar to the design of the park and ride lighting. There will be 16 down cast pole lights 20 ft. high and 8 on the building with minimal lighting for security during the night after 9pm.

Bob McNary feels that at the end of the day the integrity of the train station is not compatible architecturally with this new building.

Julie Adams moves to close the hearing for permit 14-011 at 7:50 pm; second by Bob Beach. So voted.

14-009 Starry Night Café

Bob Beach moves to approve the landscaping plan submitted; second by John Paul. So voted.

14-010 Simons

The public hearing is reopened there is no one present. The hearing is closed.

The Board returns to 14-011

There will be a deliberative session on Monday April 7th at 6:30 pm to discuss the Denecker permit.

Meeting adjourned at 8:20 pm.

Respectfully submitted

Chet Hawkins Minute Taker