

TOWN OF FERRISBURGH
ZONING BOARD OF ADJUSTMENT
Minutes of May 7, 2014

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

Visitors: John Bull, Kathy Mallon, Rod Cole, Judy Chaves, Matt Wamsganz, Allen Simon, Paul Seyler, Peter Welch, Don Foss, Stuart MacCrellish, and Ken Wheeling, Zoning Administrator.

The regular meeting was opened at 7:00 pm.

Julie Adams moves to approve the minutes of April 2, 2014; second by Rayne Herzog. So voted.

14-024 Town of Ferrisburgh Little Chicago Road

The hearing is opened at 7:05 pm. John Bull, Road Forman, speaks for the permit. The Town would like to construct a new town garage, office space and security fence on the west side of their existing lot. The existing 60 year old cement block building will be removed and will be replaced by green space next to the road and the curb cut will be reduced to make the site more attractive. The lighting will be down cast under the soffit above the doors; there will be no light poles; the new lighting will be less than the existing lighting, the building will meet the new energy efficiency codes. Kathy Mallon, the neighbor to the west, says that she moved to Ferrisburgh for peace and quiet and asks if this can be moved somewhere else; she is concerned about the value of her house going down. She has met with John to discuss the building. John replies this is the best location and the town will do as much as it reasonably can to reduce the impact on her house. The Board thanks Kathy for coming in. Mike Delaney asks if it can be moved east. John says that it is a narrow lot and it would be difficult to move the whole building but the office portion can be moved easterly to increase her green space.

Bob Beach moves to close the hearing for permit 14-024 at 7:20 pm; second by Julie Adams. So voted.

14-027 Jeniah Johnson and Tom Sheeran 3078 Hawkins Road

The hearing is opened at 7:22 pm; Rod Cole speaks for the permit. They would like to convert an existing garage to living space; it would be two story with a loft in the SD-2 and CON District. They are renovating the main house and would like to add a second story to the existing garage which will be open to the house for a family room on the first floor. It will have the same style windows, roof and siding as the existing house. The foot print will remain the same. There will be no increase in bedrooms. Stuart MacCrellish, a neighbor, is concerned about the septic capacity.

The hearing is closed at 7:35 pm.

Bob Beach move to approve 14-027 as presented; second by Rayne Herzog. So voted.

14-028 Jeniah Johnson and Tom Sheeran 3078 Hawkins Road

The hearing is opened at 7:40 pm; Rod Cole speaks for the permit. They would like to add a breezeway and garage and two decks to the existing residence; it will be no closer to the lake than the existing house. There will be no living or working space in the garage; it will be single story. The siding and roof material will be the same as the existing house. No trees will be cut. Stuart MacCrellish, a neighbor, would like a site visit.

The hearing is recessed. There will be a site visit June 4th at 6pm.

14-029 Edward and Diane Stein 75 Kimball Point Lane

The hearing is opened at 7:48 pm; Peter Welch speaks for the permit. They would like to build an open deck and walkway around an existing dwelling. No trees will be cut down. Don Foss, a neighbor, has spoken with Peter. This will be very close to his property line and will be imposing on his camp. He has pictures showing how close it will be.

The hearing is recessed at 8 pm. There will be a site visit on June 4th at 5pm.

14-033 Vermont Cookie Love 6915 Route 7

The hearing is opened at 8:05 pm; Paul Seyler speaks for the permit. He would like to erect a seasonal 10' X 10' tent at the west side of the building and grill organic hamburgers from the Kimball Brook Farm. He will get a commercial catering license and meet state requirements. He will be open Friday, Saturday and Sunday. His staff will park at the neighbors. There will be no new lighting. The hours will be from 10:30 am to 8:30 pm. during the summer.

The hearing is closed at 8:10 pm.

Bob Beach moves to approve 14-033 as presented; second by John Paul. So voted.

14-040 B. Cairns Property LLC 2822 Route 7

The hearing is opened at 8:12 pm, Matt Wansganz speaks for the permit. They would like to amend an approved site plan to include a small side walk across the island, remove the bump out for the drive through and move the curb over, add a stone façade to the front elevation and change the price sign from manual to LED which will be lit only during business hours. He shows the changes on his new site plan. Judy Chaves asks if the sign will be on all night; Matt replies no only during business hours.

The hearing is closed at 8:19 pm.

John Paul moves to approve 14-040 as presented with the condition that the LED sign be turned off after business hours; second by Alyth Hescocock. So voted.

14-034 Allen Simons 5359 Route 7

The public hearing is opened at 8:20 pm; Allen Simons speaks for the permit. He would like to move his business from the old depot to the wood shop at the former Allen Property; it would be the same business as before just changing the location.

The hearing is closed at 8:23 pm.

Bob Beach moves to approve 14-034 as presented; second by Rayne Herzog. So voted.

The Board returns to 14-024

John Paul moves to approve 14-024 as presented with the conditions that a solid fence is constructed on the west side; the office is moved as far as reasonable to the east; the hours of construction be from 7 am to 5 pm with no work on weekends and that a landscaping plan to create a buffer for Kathy Mallon be presented; second by Mike Delaney. So voted.

Meeting adjourned at 8:45 pm.

Respectfully submitted

Chet Hawkins Minute Taker