

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

Present: Bob Beach- Acting Chair, Alyth Hescock, Rayne Herzog, Julie Adams and Mike Delaney

Visitors: Carl Cole, Steven and Sue Lackey, Rory Cartwright, Bernie Loven and Ken Wheeling, Zoning Administrator.

The regular meeting is opened at 7:00 pm.

Julie Adams moves to approve the minutes of June 4, 2014; second by Rayne Herzog. So voted with Mike Delaney abstaining.

14-055 Steven and Sue Lackey 108 South Road

The public hearing for a CUP to replace a shed damaged by the flood at Long Point is opened at 7:05 pm. Steven and Sue Lackey speak for the permit. They would like to replace a shed that was destroyed by the flood two years ago. The new one would be the same size and mounted on piers 18" higher. They have an approval letter from the Long Point Assoc. Bernie Loven asks why they need a permit to replace an existing shed. The answer is it is in a conditional use zoning district where everything needs a permit. There is no further public comment and the hearing is closed.

Alyth Hescock moves to approve 14-055 as presented; second by Rayne Herzog. So voted.

14-054 Mark Franceschetti RT 7 & Old Hollow Road

The public hearing for a CUP to convert an existing residence and accessory dwelling unit into a 3 single-bedroom apartment complex together with an accessory dwelling unit is opened at 7:15 pm; Carl Cole speaks for the permit. Mark had a 2 acre parcel with the residence and an accessory use business; he recently purchased an additional 2.01 acre adjoining parcel. He now has a 4.01 acre parcel that he would like to be permitted for 3 single bedroom apartments and an accessory dwelling unit. He has the state waste water permit. There is no public comment and the hearing is closed at 7:20 pm.

Mike Delaney moves to approve 14-054 as presented with the condition that the State Waste Water Permit be on file; second by Alyth Hescock. So voted.

14-056 Rory Cartwright Pond Road

The public hearing for a boundary line waiver and a shed is opened at 7:22; Rory Cartwright speaks for the permit. He would like a 10' waiver of the boundary line set back to construct a 16 X 20 foot free standing building next to his garage. It would only be used for home projects. It would be wood frame with a wood floor and vertical barn board siding. The neighbors have been notified and are ok with the project. There is no public comment and the hearing is closed at 7:30.

Alyth Hescock moves to approve 14-056 as presented and to grant the setback waiver; second by Rayne Herzog. So voted.

Meeting adjourned at 7:35 pm.

Respectfully submitted Chet Hawkins Minute Taker