

Draft

TOWN OF FERRISBURGH ZONING BOARD OF ADJUSTMENT Minutes of September 3, 2014

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

Visitors: Michael Wood, David Frechette, Malcolm Willard, Bill Scott, Bernie Loven, Victor & Barbara Lavoie Sr., Larry Barnes, Lyle Loven, Ron Stearns, and Ken Wheeling - Zoning Administrator.

The regular meeting is opened at 7:00 pm.

Mike Delaney moves to approve the minutes of August 6, 2014 with the following corrections; change %Ken was instructed by the Selectboard+to %Ken was asked by Loretta Lawrence, Chair of the Selectboard+and to add %Bob Beach, Alyth Hescoock and Rayne Herzog went to the site after the meeting.+second by Alyth Hescoock. So voted with John Paul and Julie Adams abstaining.

14-060 Malcolm Willard 485 Sunset Lane

The Public Hearing is reopened at 7:05 pm; Malcolm Willard speaks for the permit. He would like to build a new 46qX 30qgarage at his camp at 485 Sunset Lane. The camp has been in his family since the 1890s; the new garage would have asphalt shingles with wood sidingqit will not have running water, there will be outside downcast lighting on the door and inside lighting, no trees will need to be cut. There is no public comment. Bob Beach moves to close the public hearing; second by John Paul.

Bob Beach moves to approve 14-060 as presented with the understanding that it will have asphalt shingles on the roof, wood siding, no indoor water, no trees will be cut and that it fits the character of the neighborhood; second by John Paul. So voted.

David Frechette, who owns a camp on Kimball Dock Road, is present with questions and information about his neighbors, Barry and Barb McDonalds, building permit #14-004. He received a notice of the renovation of their camp and supported it. However it has changed from a renovation of a 1½ story camp into a replacement 3 story camp. He was surprised by the change and feels it will be very intrusive on his view. David has an exhibit of his estimate, based on his conversations with the builder, of what the proposed new camp will look like which he gives the Board. David feels that this is materially different from what was proposed. Ken Wheeling has done a site visit but the new design of the building has not been submitted for the Boards approval. The site plan must be approved before any construction can begin. The Board thanks David for his information.

Bernard Loven Appeal of Violation Notice Deliberative Session

Mr. Loven asks to submit a copy of the Townsqjunk ordinance that was voted down 10 years ago. The Chair refuses to accept it as the public hearing is over and no new evidence can be submitted. The Chair invites Ken Wheeling to stay for the deliberative session and asks everyone else to leave

Matt Wamsganz, representing COCO, has met with Peter Norris to discuss the plantings around the COCO convenience store on Route 7. Peter has suggestions on improving the choice of trees to be planted. The Board approves the changes in type, size, location and number of trees to be planted as it is an improvement. Matt also asks for approval of moving the sign closer to the road. The Board agrees with the new plantings but does not approve the moving of the sign.

Meeting adjourned at ?? pm.

Respectfully submitted

Chet Hawkins Minute Taker