

TOWN OF FERRISBURGH  
ZONING BOARD OF ADJUSTMENT  
MINUTES OF SEPTEMBER 4, 2013

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

Visitors: Carlos Basille, Jeff Provost, Jim Sullivan, Suzanne Fay, Candace Davidson, Richard Esty, Bryon Hehir, Vickie Wernhoff, Chris VonTrapp, James & Carol Norton, Chris Stackhouse and Steve Lowther

The meeting was opened at 7:00 pm. Bob Beach moves to approve the minutes of August 7, 2013 with a change to move the final paragraph to the 13-060 permit to show the conditions of approval; second by Mike Delaney. So voted with John Paul and Julie Adams abstaining.

13-060 Andrew Sears.

The hearing is reopened at 7:05 pm; Mr. Sears is not present and hasn't provided the parking plan yet. The hearing is recessed to October 2<sup>nd</sup> at 7:05 pm.

13-061 Carlos Basille.

Mr. Basille will be late so the Board moves to the next permit.

13-070 Colleen Millstone.

Steve Lowther speaks for the permit. The hearing is reopened. The Board did a site visit earlier this evening. Steve describes the plan to the Board; there will be an addition to the main house, rebuild the lake house and add a boat house and ramp. They will have cedar shingle siding to blend with the area. The Army Corp. of Engineers have visited the site and approved the proposed dock changes. There is no public comment and the hearing is closed.

Rayne Herzog moves to approve the permit as presented for the renovation of an existing camp, the addition to the main house and the construction of a boat ramp and boat house with landscape plantings to screen the boat house; second by John Paul. The vote is 6 yes, 1 no; the motion passes.

13-061 Carlos Basille.

The hearing is reopened. Carlos Basille is present; he would like to make some changes to his permit. He wants to just be able to start working in the existing building and do the changes and additions later. He is having a survey done. He will move the cars and trailer and will work on the septic. The State told him that if he was the only one working he could use a port-o-let for his own use. Carlos will consult with a septic engineer for advice. The Board wants to do another site visit on October 2<sup>nd</sup> at 6:15 pm. The hearing is recessed to October 2<sup>nd</sup> at 7:15 pm.

13-082 Gregory Hill applicant for the John Rice property.

Chris Stackhouse speaks for the permit. Mr. Hill would like to purchase the Rice property and construct a garage to accommodate a boat during the winter and an RV in

the summer. He would remove an existing shed. He has a site plan showing the location of the proposed garage, the existing camp, the septic system and trees. There is a discussion of what the septic requirements are and where it will be located. There is concern about what is happening on the second floor. Richard Esty, representing the Rice family, says it will have just a toilet and sink. Will it be in the wellhead protection zone? Candace Davidson notes that the shore line needs to be clearly marked. Chris VonTrapp, representing the Rice family, has measured the lake level and they will be well outside of the lake level. The neighbors have sent letters of concern about the project. They would like to know what the final plans for the garage are; right now it is not clear. Richard Esty says that Steve Revell, septic engineer, says the existing septic is adequate for the proposed plan.

A site visit is scheduled for 5 pm October 2<sup>nd</sup> and the neighbors are invited. The hearing is recessed to October 2<sup>nd</sup> at 7:25 pm.

#### 13-083 OSI

Jeff Provost speaks for the permit. He would like to remove the north end of the building and replace it with a larger addition. He wants to remove an existing apartment and replace it with larger office and show room space. He will move the footprint of the building further away from Route 7 and from the northern boundary. There will be a new façade on the outside of the building; more of an Adirondack style appearance. The new roof line will match the existing roof line.

Bob Beach moves to close the hearing; Julie Adams seconds. So voted. Bob Beach moves to approve the permit as presented; second by Alyth Hescocock. So voted.

#### 13-084 Gary Gray

Dan Berry has a letter to speak for the permit. Mr. Gray would like a CUP to construct a garage in the SD2 district at 80 South Road at Long Point. It would be a 22 X 24 foot garage. He has a letter of approval from the Long Point Corp. He is waiting for a wetlands permit to show the exact location of the garage. He will meet the lot setbacks. The Board asks for elevations of the building and a site plan; there will be no exterior lighting just lights for storage and working in the building. The hearing is recessed to September 2<sup>nd</sup> at 7:35 pm.

With no further business the meeting is adjourned at 8:50 pm.

Respectfully submitted  
Chet Hawkins  
Minute Taker