

**Zoning Board of Adjustment**  
*Town of Ferrisburgh, Vt.*

Minutes for meeting of January 8, 2020

**Members present:** Norm Smith (chair), Bob Beach, Mike Delaney, Diane Nadon, John Paul, Katie Quinn. **Absent:** Dave Mentzer.

**Town official present:** Bonnie Barnes, zoning administrator.

**Visitors:** Jason Barnard, Sue Bergmans, Michaela Bicknell, Don Cameron, Rolf Humburg, Jason LaPointe, Susan LaPointe, Paula Matthewson.

Norm Smith called the meeting to order at 7 p.m.

John Paul made a motion to approve the minutes of the meeting on December 4, 2019, as submitted. Katie Quinn seconded. All voted in favor. **Motion approved.**

**Application No. 19-118 by Michaela Bicknell for a Conditional Use Permit to park a mobile “tiny house” on a lot owned by HolKet Farms at 1709 Middlebrook Road. The farm is in the Conservation District (CON-25) and the Rural Agricultural District (RA-5) and listed on Town of Ferrisburgh Tax Maps as parcel 10/01/47.1.**

Norm Smith opened the public hearing at 7:05 p.m. Michaela Bicknell was present to speak for the application. She wants to place a tiny house, 28 feet long, 8 feet wide and 11 feet high, on a lot on Middlebrook Road, for up to three years. After researching the options with a state permit assistance specialist, she decided to have the building be considered a mobile unit, and says it will not require a hook-up to water or septic systems. Water will be supplied by a refillable tank, which can be taken off site and filled when necessary. The septic system will be a self-contained compostable toilet that can be removed from the building and emptied periodically, off-site. Electrical power will be supplied by plugging into an existing power hook-up on the lot.

Bicknell said she wants to move the house, which is now in West Addison, to Ferrisburgh so she can live closer to Burlington, where she is in grad school at the University of Vermont. She said she would be in touch with the Vermont Land Trust, which has conserved portions of the farm. There was a house, since taken down, on the spot she has in mind for her tiny house.

Diane Nadon made a motion to close the public hearing at 7:17 p.m. Bob Beach seconded. All voted in favor. **Motion approved.**

Bob Beach made a motion to approve the application as submitted, for a period of up to three years. John Paul seconded. All voted in favor. **Motion approved.**

**Application No. 19-114 by Doug Shonnard for a Conditional Use Permit to construct a 16-foot by 24-foot outdoor pavilion on a lakeshore lot at 7 Dugway Lane. The 3.3 acre**

**lot is in the Shoreland District (SD-2) and listed on Town of Ferrisburgh Tax Maps as parcel 08/01/09.**

Norm Smith opened the public hearing at 7:10 p.m. John Shonnard, Doug Shonnard's brother, was present to speak for the application. He said the family would like to build a pavilion, basically a stand-alone screen porch, next to an existing camp-boathouse on the lakeshore property. The one-story, 16-foot by 24-foot structure would have open decks on each end for access, with each deck 10-feet by 16-feet. The structure would be about 80 feet from the lake. He said lighting, if any, would be inside the pavilion.

John Paul made a motion to close the public hearing at 7:26 p.m. Katie Quinn seconded. All voted in favor. **Motion approved.**

Bob Beach made a motion to approve the application for a single-story screen structure with any lighting inside, on the condition that the project receives a sign-off from the state according to the rules of the Shoreland Protection Act. Mike Delaney seconded. All voted in favor. **Motion approved.**

**Application No. 19-126 by Jason and Susan LaPointe for a Conditional Use Permit to operate a daycare center at 7056A Route 7 in Ferrisburgh, on property owned by D.H. Cameron Properties. The building is in the Highway Commercial District (HC-2) and listed on Town of Ferrisburgh Tax Maps as parcel 05/01/11.1.**

Norm Smith opened the public hearing at 7:29 p.m. Susan LaPointe was present to speak for the application. She said they were applying for a permit to continue the current use of the space as a daycare center, which had not received a permit in the past. There was a brief discussion of the wastewater permit from the state for the facility. ZBA members decided that was an issue the daycare operators and the property owner would need to resolve with the state, but that it was not in the purview of the Zoning Board.

Bob Beach made a motion to close the public hearing at 7:33 p.m. Mike Delaney seconded. All voted in favor. **Motion approved.**

Bob Beach made a motion to approve the application as submitted. Diane Nadon seconded. All voted in favor. **Motion approved.**

**Application No. 19-114 by the Husk family for a Conditional Use Permit to build a seasonal hunting camp on family-owned property between the South Slang and Goose Creek. The lot is in the Conservation District (CON-25) and listed on Town of Ferrisburgh Tax Maps as parcel 09/01/07.**

**Application No. 19-116 by Dennis Boggs for a Conditional Use Permit to build a new home on a 2.96-acre parcel at 804 Spencer Farm Road. The property is in the Shoreland District (SD-2) and listed on Town of Ferrisburgh Tax Maps as parcel 12/01/10.3.**

Norm Smith said that both the Husk family and Dennis Boggs had asked to have their hearings continued to the next meeting.

**Application No. 19-117 by Steven Almeida for a Conditional Use Permit to put up a new commercial building at 6847 Route 7. The property is in the Village District (VIL-2) and listed on Town of Ferrisburgh Tax Maps as parcel 05/01/44.113.**

Norm Smith re-opened the public hearing, continued from the December 4 meeting, at 7:35 p.m. Jason Barnard of Barnard & Gervais, a surveying and consulting firm, was present to speak for the application. The plan is to construct a new building, along with parking and outside storage space, at the current location of Hawk Creek Fence Co. on the west side of Route 7 in North Ferrisburgh. The new building would be 50 feet by 100 feet, and include space for fabrication and assembly of fencing, as well as a two-bedroom apartment.

At the previous meeting, board members had requested more information on the project, including a better sense of what the new building will look like and plans on accessibility for customers to the existing house and the new building. They had also expressed their opinion that the project did not need as many parking spaces as were in the proposed plans.

Jason Barnard presented new plans for the project to the board, saying the number of parking spaces had been reduced from 33 to 19, and that adjustments had been made so that lot coverage by the project was under the 40 percent threshold. He also showed the board drawings illustrating the proposed color scheme for the buildings, a rebuilt handicapped ramp for one of the buildings, and the position of an LP gas tank. He said the next step for the project would be amending its state Act 250 and wastewater permits.

Diane Nadon made a motion to close the public hearing at 7:44 p.m. John Paul seconded. All voted in favor. **Motion approved.**

Bob Beach made a motion to approve the application as submitted, noting that the applicant had addressed the issues raised by the board at its December meeting, and that the board was approving the project with fewer parking spaces than typically required, recognizing the way the buildings are going to be used. Diane Nadon seconded. All voted in favor. **Motion approved.**

On his own behalf and that of the board, Norm Smith thanked Tim Etchells, who is stepping down after four years as minute-taker for the Zoning Board of Adjustment.

Diane Nadon made a motion to adjourn the meeting at 8:42 p.m. John Paul seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells