

Zoning Board of Adjustment

Town of Ferrisburgh, Vt.

FINAL – Minutes for meeting of February 7, 2018; *approved April 4, 2018.*

Members present: Norm Smith (chair), Clark Hinsdale, Dave Mentzer, John Paul.

Members absent: Bob Beach, Mike Delaney, Rayne Herzog.

Town official present: Bonnie Barnes, zoning administrator.

Visitor: James Apgar.

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

Approval of minutes from December 6, 2017: Board members determined they did not have a quorum of members in attendance who had also attended the December 6, 2017, meeting, and so were unable to consider approval the minutes. They deferred this until the next meeting.

HEARING No. 1

Application 17-139. Application by Peter Knights for a Conditional Use Permit to repair and replace an existing concrete dock. The property is located at 133 Trailsend in the Shoreland District (SD-2) and is identified in the Town of Ferrisburgh tax maps as parcel 07/01/02.

Norm Smith opened the hearing at 7:05 p.m. James Apgar was present to speak for the application on behalf of Peter Knights. The project involves repairing and replacing a concrete dock on Lake Champlain, on the western side of the property. The dock is about 20 feet by 16 feet, and sits on ledge along the shore. The plan is to pour a new wall around the existing dock, using the same footprint, and fill in the space in between, using as much of the existing concrete as possible. The top of the new dock will be slightly higher than the current dock, at 98.5 feet above sea level. Apgar said state and federal agencies had signed off on the project, and there were no objections from neighbors.

John Paul made a motion to close the hearing at 7:10 p.m. Dave Mentzer seconded. All voted in favor. **Motion approved.**

Dave Mentzer made a motion to approve the application as presented. John Paul seconded. All voted in favor. **Motion approved.**

HEARING No. 2

Application 17-141. Application by James Apgar, on behalf of Jonathan Raper and Susana Chang, for a Conditional Use Permit to make a 9'2" by 6'6" addition to the dining room of a house at 337 Mile Point Road. The parcel is in the Shoreland District (SD-

2) and is identified in the Town of Ferrisburgh tax maps as parcel 21/20/13.

Norm Smith opened the hearing at 7:12 p.m. James Apgar was present to speak for the application.

He said the project involves putting an addition on an existing dining room, adding about 67 square feet to the house, which is on Lake Champlain. He said the materials used for the addition, inside and out, will match those in the existing house.

Board members asked whether the applicants had sought approval under the state's Shoreland Protection Act. Apgar said he did not think that had been done but agreed to check with the state before beginning the project to see if a permit or registration was required.

John Paul made a motion to close the public hearing at 7:18 p.m. Dave Mentzer seconded. All voted in favor. **Motion approved.**

Dave Mentzer made a motion to approve the application as submitted, with the condition that the applicants provide evidence the state had approved the project, or such approval was not needed. John Paul seconded. All voted in favor. **Motion approved.**

Adjournment: Clark Hinsdale made a motion to adjourn the meeting at 7:23 p.m. Dave Mentzer seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells