

Zoning Board of Adjustment
Town of Ferrisburgh, Vt.

Minutes for meeting of May 6, 2020
Corrected as Approved June 3, 2020

Note: This meeting was conducted remotely. All participants joined the meeting through a Zoom online meeting.

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

Town official present: Bonnie Barnes, zoning administrator.

Participants: Mark Franceschetti, Carl Cole, Ryan Frere, Katrina Frere, Adam Nilson

The meeting was called to order at 7 p.m.

Approval of minutes: John Paul made a motion to approve the minutes of the meeting on February 5, 2020, as submitted. Dave Mentzer seconded. All voted in favor. **Motion approved.**

Application 20-014. Application by Mark Franceschetti for two additional storage buildings. Property ID # 18/20/71; 14 Old Hollow Road; Village (VIL-2) District; conditional use.

Norm Smith opened the hearing at 7:05 p.m. Carl Cole spoke for Mr. Franceschetti and reviewed the updated plan sent to the Board via email. The revised plan showed two additional storage buildings incorporating 42 storage units. The new buildings are smaller than the existing original storage buildings. Neighbors to the east have requested that Franceschetti plant birch trees as a visual buffer. The current plan is to include 13 sycamore trees along Old Hollow Rd. as well. Diane Nadon asked about lighting, noting that the lights on the original storage units were very bright. Mark Franceschetti replied that he has switched from 50 watt to 13 watt fixtures and changed the color temperature from 5000K to 3000K, which should help considerably. Mike Delaney asked if this would be considered a new use; Carl Cole replied that no, this is an expansion of an existing use. John Paul asked what the revised lot coverage would be; Mark Franceschetti replied that he will provide the calculations. Katie Quinn proposed a site visit and Dave Mentzer agreed. Norm Smith reiterated that determination of new versus expanded use needs to be resolved. A site visit was scheduled for this coming Saturday, May 9th at 10:00 am on the subject property.

Diane Nadon moved to recess the hearing, John Paul seconded. All voted in favor. **Motion approved.**

Application 20-016. Application by Ryan & Katrina Frere to convert seasonal camp to year-round use. Property ID # 13/01/35; 158 Button Bay Lane; Shoreland (SD-2) District; conditional use.

Norm Smith opened the hearing at 7:25 p.m. Ryan & Katrina Frere presented their desire to convert an existing seasonal home into year round use. They don't have any current timeline to complete the project. Mike Delany asked if any exterior architectural changes were planned; no, all work is to be done from the inside. Diane Nadon asked Bonnie if there was a one year limit to complete the work. Bonnie Barnes replied that no building permit is required because there is no exterior work planned.

John Paul made a motion to close the public hearing at 7:37 p.m. Diane Nadon seconded. All voted in favor. **Motion Approved.**

Diane Nadon made a motion to approve as submitted. Mike Delaney amended the motion to include a condition that any future alterations or additions would require another permit. John Paul seconded the motion as amended. All voted in favor. **Motion approved.**

Application 20-021. Application by Atlas Gunworks, Inc. for 2800 sq. ft. addition to an existing building. Property ID # 05/01/11.12; 7058 Route 7; Highway Commercial (HC-2) District; conditional use.

Norm Smith opened the hearing at 7:35 p.m. Adam Nilson presented a plan to add a 2800 square foot two-bay automotive repair garage to the northeast of the existing machine & auto repair shop to accommodate his growing business. Diane Nadon asked about the proposed materials; Adam Nilson that the materials will match the existing building as closely as possible. Katie Quinn asked for clarification of the location; Dave Mentzer presented a composite view of the proposed plan overlaid onto an aerial view of the property. Adam Nilson noted that there has been no real input or concern from neighbors. Norm Smith suggested a site visit; Adam Nilson stated that he's looking for a quick approval if possible, or at least an indication of how the Board was inclined to vote. Board members generally indicated that they supported the application, but that a site visit was necessary. A site plan was proposed for this coming Saturday, May 9th at 11:00 am on the subject property.

John Paul moved to recess the hearing, Mike Delaney seconded. All voted in favor. **Motion approved.**

Adjournment: The board ended its deliberative session at 7:45 p.m. and Diane Nadon made a motion to adjourn. John Paul seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Dave Mentzer