

TOWN OF FERRISBURGH
ZONING BOARD OF ADJUSTMENT
MINUTES OF AUGUST 7, 2013

Present: Charlene Stavenow-Chair, Robert Beach, Alyth Hescock, Mike Delaney, Rayne Herzog,

Visitors: Carlos Basille, Andrew C. Sears, Dave Mentzer, Martha Davis, Colleen Millstone and Steve Lowther

The meeting was opened at 7:00 pm. Mike Delaney moves to approve the minutes of July 2, 2013 with a change to add "per day" to the Andrew Sears 13-060 permit; second by Bob Beach. So voted.

13-060 Andrew Sears.

The hearing is reopened at 7:05; there was a site visit earlier this evening. Mr. Sears has a 4th class license to brew beer. He plans to use local hops and barley for the product. His customers would not stay long, his hours would be from noon to 8 pm. Rayne Herzog states the Board is concerned about parking and would like to see the old garage removed and to have a parking plan for both the brewery and the neighboring Café and Tavern. Bob Beach moves to close the hearing at 7:15; Mike Delaney seconds. So voted

The Board returns to 13-060. Mike Delaney moves to approve the permit as presented with the condition that the parking for both businesses be increased to a total of 40 spaces to the rear and south with no parking on the front lawn; second by Bob Beach. So voted.

13-061 Carlos Basille.

The hearing is reopened at 7:20 pm; there was a site visit earlier this evening. The Board would like Mr. Basille to add the dimensions of his building and improvements to his site plan also to add a parking, driveway and turnaround area. He also needs a State septic approval for the new apartment. The Board would also like the elevations of the new building. The hearing is recessed to 7:05 pm September 4th.

13-069 Ferrisburgh Recreation Committee.

David Mentzer and Martha Davis speak for the permit. The hearing is reopened at 7:25 pm David presents a site plan for the project which shows all the buildings, the lighting plan and parking areas. They have met with the State and don't need a State Storm Water permit. Bob Beach moves to close the hearing at 7:38 pm; Mike Delaney seconds. So voted.

Bob Beach moves to accept the proposal as presented; second by Rayne Herzog. So voted.

13-070 Colleen Millstone.

Colleen Millstone and Steve Lowther speak for the permit. The hearing is opened at 7:40. She would like to replace and expand the east wing of the house, construct a boat house, restore the dock, retaining wall and stairs, reorient lake cabin roof and reconfigure the lake cabin deck and stairs. The Army Corp of Engineers will visit the site for their approval. They would like to amend the original permit to add the boat house. The Board

schedules a site visit for September 4th at 5:30 pm. The hearing is recessed to September 4th at 7:15 pm. Rayne Herzog has to leave.

The Board returns to 13-060. Mike Delaney moves to approve the permit as presented with the condition that the parking for both businesses be increased to a total of 40 spaces to the rear and south with no parking on the front lawn; second by Bob Beach. So voted.

With no further business the meeting is adjourned at 8:40 pm.

Respectfully submitted
Chet Hawkins
Temp Clerk