

Town of Ferrisburgh
Zoning Board of Adjustment
Minutes September 2, 2015

Present: Charlene Staveneau (Chair), Bob Beach, Mike Delaney, Rayne Herzog, Julie Adams,
John Paul

Meeting Opened at 7:00 PM

Motion made by Bob Beach to accept Minutes of July 1st, 2015 ZBA Meeting, 2nd by Rayne Herzog. Voted to approve, 5 yes, 1 absentia

7:05 Opened hearing for Application 15-07 by Mark Franceschetti.
Carl Cole speaks for the application: This is to add a 3rd apartment in the house and a 4th accessory apartment over the garage (barn). There will be no development in the rear of the lot.
The Board requested as built (existing) plans and as proposed plans.

A site visit is scheduled for 6:00PM on Oct 7. The hearing is recessed until then.

7:15 Open hearing 15-072 Don and Dede Johnson, Dan Morris of Round Tree Construction, and Rolf Kielman of Truex Cullins, speak to the application. They propose removing one of the old Camp Marbury buildings and replacing it with a new dwelling. Application has been made to VT DEC for a shovel and development permit. They expect approval within a day or so.

They are not planning on cutting trees except a few that may endanger the building.

A new well will be drilled for domestic water. Septic System is not built but have approved plans. The cantilevered deck will extend 8 ft closer to the ground and the floor board spacing is such that VT DEC considers the surface impermeable. The siding will be white cedar stained green on the land sides and entirely glass on the west (lake) side. Lighting at entrances will be downcast, not to that level of detail yet, probably at decks. They would like to get started with construction this fall. There will be no foundation, the building will be mounted on piers. Misha Sentnor of VT DEC visited the site, no additional cleared area so will not increase impervious surface area.
Closed public hearing at 7:30PM.

7:35 Opened 15-068. Betty White and Gerald White speak to the application. They want to replace an RV camper of 256 sq ft with an Adirondack White Pine Cabin of 492 sq ft mounted on a trailer frame. The screen porch can be porch or walled in (still with the 492

sq ft). The new unit will be placed on a block wall foundation on the site. There is no site plan. The Whites must supply one to determine if a variance is needed. They own 3 adjoining lots. A septic tank exists on each lot. They are on Vergennes-Panton water. The Development Permit is required. They will get a site plan and stake out the location on the lot. A site visit is scheduled for Saturday Oct 3 at 9:00AM. The hearing is recessed until then.

7:56PM 15-048, Pete Hawkins. Paul Posenjak of North East Farm Service presents drawings of proposed construction. The house will be moved further west, more opposite the school, They found 4 underground storage tanks, fuel was removed and disposed of. The tanks were then removed. The soil is clay, the state has not found any issues. Will continue monitoring test wells. The well water tested OK. The building will be heated by waste oil. The house will be pre-manufactured, mounted on crawl space, 45øX 18ø approx. Exact location should be sent to Ken.

They require a 6ft high chain link fence around equipment storage area (from building back). They also want a sign. They should apply for a permit for sign &/ fence at the same time. There will be no lights at night, just trigger lights at door.

Deliberative Session

Julie Adams moves to approve 15-072, Mike Delaney 2nds.

Conditions:

- 1). No tree cutting w/o applying to ZBA
- 2). Septic Permit must be on file
- 3). Shoreland Development Permit must be on file
- 4). Recessed downcast lighting only

Voted to approve unanimous.

8:35PM Meeting adjourned