

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

APPROVED – Minutes for meeting of October 4, 2017

Members present: Bob Beach, Mike Delaney, Dave Mentzer, John Paul, Norm Smith.

Absent: Rayne Herzog.

Town official present: Bonnie Barnes, zoning administrator.

Visitors: William Brakeley, Peter Welch.

The meeting opened at 7 p.m.

Selection of new chair: Bob Beach made a motion to appoint Norm Smith as chair of the Zoning Board of Adjustment, succeeding Charlene Stavenow, who stepped down as chair at the end of the September meeting. Dave Mentzer seconded. Bob Beach, Mike Delaney, Dave Mentzer and John Paul voted in favor. Norm Smith abstained. **Motion approved.**

Approval of minutes from September 6, 2017: Dave Mentzer made a motion to approve the minutes of September 6, 2017, as submitted. John Paul seconded. All voted in favor.

Motion approved.

HEARING No. 1

Application 17-103.

Application by William and Margaret Brakeley for a Conditional Use Permit to add a roof over an existing 5-foot by 10-foot entryway. The parcel at 14 Shore Point Road on Long Point is in the Shoreland District (SD-2) and is identified in the Town of Ferrisburgh tax maps as parcel 99/99/99.027.

Norm Smith opened the hearing at 7:05 p.m. William Brakeley was present to speak for the application.

Brakeley said the project would involve putting a roof over an entryway. He said he had contacted the state to determine whether a shoreland permit was required, and was told that it would not be, since the project does not involve increasing the impervious surface on the property. The project will include putting two supports on an existing porch to support a 5-foot by 10-foot roof. The area would be covered but not enclosed. It would use the same materials as those used on the existing house.

Bob Beach made a motion to close the public hearing at 7:08 p.m. John Paul seconded. All voted in favor. **Motion approved.**

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

HEARING No. 2

Application 17-108. Application by Peter Welch on behalf of D. Blair Lyon for a Conditional Use Permit to put an addition and expand a deck on a house at 933 Kimball Dock Road. The property is in the Shoreland District (SD-2) and is identified in the Town of Ferrisburgh tax maps as parcel 19/20/46.

Norm Smith opened the hearing at 7:10 p.m. Peter Welch was present to speak for the application.

Welch said the project would involve a 20-foot by 20-foot addition to the east side of the existing house, as well as adding a deck in front of and wrapping partly around that addition. One other room would be expanded, and a covered entryway would be enclosed. The house would also be fully insulated for year-round occupancy. Welch said he had not yet obtained a shoreland permit, deciding to come first to the Zoning Board. The siding and roofing materials used would match those on the existing house. He said five trees would be removed as part of the project.

John Paul made a motion to close the public hearing at 7:15 p.m. Mike Delaney seconded. All voted in favor. **Motion approved.**

Board members asked about the septic system, and Welch said that the house had an approved septic system design for four bedrooms, and the expanded house would have three bedrooms.

Dave Mentzer made a motion to approve the application as presented, with the following conditions: that the applicant obtain a shoreland permit from the state, or prove that one is not required; make sure the town had a copy of the septic system design; ensure that any additional lighting is downcast; and ensure that only five trees will be removed. John Paul seconded. All voted in favor. **Motion approved.**

Bob Beach made a motion to adjourn the meeting at 7:20 p.m. Dave Mentzer seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells