

DRAFT

TOWN OF FERRISBURGH  
ZONING BOARD OF ADJUSTMENT  
Minutes – Meeting of December 3, 2015

PRESENT: Charlene Stavenow, Robert Beach, Julie Adams, David Mentzer, John Paul, Raine Herzog.

VISITORS: Pat Whitley, Lacy Couture, Danielle Birong, Craig Heindel, Zev Langenauer, Jill Fraga, Ken Wheeling (Zoning Administrator)

Meeting opened at 6:57 PM.

Minutes of October 7, 2015 read and accepted (Motion to approve: Bob Beach; 2<sup>nd</sup> John Paul) So voted 6-0-0

The chair welcomed new Board member David Mentzer.  
Discussion of the proliferating solar arrays.

**App. 15-104** – opened at 7:05 PM

Pat Whitley speaks to the application. Essentially it is to be a sales office similar to the current operation on Panton Road. One office building and one other building (garage). This is not a high volume business. Maybe 3-5 display models; 6 at most. Three styles: ranch (56'); Two-story (38') and Cape Cod (48').

Lighting on the building and in back.

Access is directly off Route 7 using the existing road cut. Discussion about the traffic on Rt. 7. Deliveries usually made in the AM, often around noontime.

Concerns about creek area, and leeching (none admitted).

CRAIG HEINDEL (Conservation Committee)

This is a significant increase in the current grandfather use, in a CON-25 district. The biggest concern is storm water runoff and its impact on Little Otter Creek. Discussion about permeable and impermeable surfaces. This is a 6-fold increase. Needs permit (R. Oberkirch per Pat Whitley). The CC would like an engineer's topographic design with a storm water management plan (in compliance with storm water regs.). Wants it designed for a one-acre parcel. The CC also wants a design for riparian buffers, up to 50 feet and according to State Guidelines. If these two requests are imposed, the CC will be ok with the project. Remember this is a non-conforming residential use being changed to a MORE non-complying use than allowed.

ZEV LANGENAUER

Traffic concerns. (Pat Whitley: homes need a state permit to travel, and have only a five-day window to do so).

BOARD: Increase driveway access width (C. Stavenow) - ? Lighting – demonstration only.

## DRAFT

Motion (John Paul, 2<sup>nd</sup> David Mentzer) to conduct site visit on Sat. January 30, 2016 at 9 AM. So voted (6-0-0).

Recessed until Feb. 3, 2016.

(Question raised regarding the expense of the storm water plan? How complete it must be?) ANS: It must comply.

**APP 15-106** – opened at 7:48 P.M.

The applicant (Tom and Marcy Wisnowski) were not present. This hearing was recessed until Feb. 3, 2016.

Motion to ADJOURN: (Raine Herzog, 2<sup>nd</sup> John Paul) So voted (6-0-0).

Meeting adjourned at 8:00 P.M.