

Zoning Board of Adjustment
Town of Ferrisburgh, Vt.

FINAL – Minutes for meeting of March 6, 2019; approved April 3, 2019.

Members present: Norm Smith (chair), Mike Delaney, Clark Hinsdale, Dave Mentzer, John Paul. **Absent:** Bob Beach.

Town official present: Bonnie Barnes, zoning administrator.

Visitors: Deborah Curtis, Kristin DeBellis, Doreen Kadric, Jeff Kelley, Katie Quinn, Patrick Whitley.

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 6, 2019, as submitted. Mike Delaney seconded. Mike Delaney, Clark Hinsdale, John Paul and Norm Smith voted in favor. Dave Mentzer abstained. **Motion approved.**

Application 19-007. Application by Richard Curtis Jr. for a Conditional Use Permit to add a bathroom to a camp at 136 Annex Road on Long Point. The property is in the Shoreland District (SD-2) and identified in Town of Ferrisburgh tax maps as parcel 99/99/99.12.

Norm Smith opened the hearing at 7:02 p.m. Deborah Curtis was present to speak for the application. She said the family wants to add a 4-foot by 7-foot bathroom to the east side of their camp on Long Point. The project has been approved by the Long Point Corporation and the applicant has filed a notice that the project is exempt from the need for shoreland permit from the Vermont Department of Environmental Conservation.

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

Dave Mentzer made a motion to approve the application as submitted, with the condition that the addition is built with similar materials for siding and roofing as the rest of the camp. John Paul seconded. All voted in favor. **Motion approved.**

Application 19-005. Application by Doreen Kadric for a Conditional Use Permit to add a two-bedroom apartment over an existing barn at 1328 Satterly Road. The property is in the Rural Agricultural District (RA-5) and identified in Town of Ferrisburgh tax maps as parcel 10/01/49.

The hearing opened at 7:09 p.m. Doreen Kadric was present to speak for the application. She said the family wants to build a two-bedroom apartment in part to provide a place for

their twin boys to spend time. The apartment will be located in the former hayloft of the barn located on the property.

Clark Hinsdale made a motion to close the public hearing at 7:12 p.m. Mike Delaney seconded. All voted in favor. **Motion approved.**

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

Other business: Zoning administrator Bonnie Barnes had alerted board members that she had received a letter and a visit from Jeff Kelley, the designer for the layout of the Town & Country Homes project at the former site of the McNary driving range on Route 7. Town & Country received a Conditional Use Permit for the project last year. Kelley reported the site map submitted with the application did not accurately depict a private water line extending from the Vergennes-Panton Water District main on the west side of Route 7. He has provided an amended site plan and will be getting a wastewater permit with a minor amendment. Jeff Kelley and Patrick Whitley from T&C attended the meeting. Barnes told the board it was her call that this change to the site layout did not require T&C to seek an amended conditional use permit. Board members agreed, and thanked Kelley and Whitley for attending.

Also attending the meeting were two local residents interested in serving on the Zoning Board of Adjustment, Katie Quinn and Kristin DeBellis. There are two ZBA vacancies coming up: Rayne Herzog has stepped down from the board, and current member Clark Hinsdale won election on March 5 to the Ferrisburgh selectboard. He said he would continue to serve on the ZBA until a replacement could be found. Board members thanked Quinn and DeBellis for attending and said the board would be in touch with the selectboard, which is charged with approving new members for the ZBA. Board members expected a formal announcement of the vacancies would be posted.

Adjournment: John Paul made a motion to adjourn the meeting at 7:19 p.m. Mike Delaney seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells