

Zoning Board of Adjustment
Town of Ferrisburgh, Vt.

FINAL – Minutes for meeting of April 3, 2019; approved July 10, 2019

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

Town official present: Bonnie Barnes, zoning administrator.

Visitors: Nick Thomann, Betsy Vick.

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 March 6, 2019, as submitted. Dave Mentzer seconded. All voted in favor. **Motion approved.**

Application 19-012. Application by Betsy Vick for a Conditional Use Permit to use a studio apartment above an existing garage as an Airbnb/rental at 128 Mud Creek Lane. The 14.5-acre parcel is mostly in the Rural Agricultural District (RA-5) and partially in the Conservation District (CON-25) and is identified in Town of Ferrisburgh tax maps as parcel 10/01/64.

Norm Smith opened the hearing at 7:05 p.m. Betsy Vick was present to speak for the application. She hopes to use the apartment above the garage for an Airbnb/rental property. The Vicks have a wastewater permit for the parcel that includes their existing home and the apartment, both of which are served by a large mound system rated at four bedrooms. She said there is ample parking on the site. She said all neighbors had been contacted about the Vicks' plans and been notified about the zoning board meeting, and she had heard no objections.

Bob Beach made a motion to close the public hearing at 7:11 p.m. Dave Mentzer seconded. All voted in favor. **Motion approved.**

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

Other business: Nick Thomann attended the meeting to speak to board members about his interest in filling a vacancy on the Zoning Board of Adjustment. He had attended a selectboard meeting the previous night, also to express his interest and to be interviewed by that board. He said he was born in Vermont, moved to Maine, and then back to Vermont, and said he had long been close to the state's agricultural community. He lives on Dean Road in Ferrisburgh and said the longer he lives in town, the more interested he becomes in town governance.

Thomann said he had been part of a zoning issue involving neighbors a few years back. He said the process had left him feeling the town could do better in striking a balance between the idea that you can do what you want on your own property and the need for all property owners to follow the rules. When he heard there was an opening on the board, he decided he was interested in joining to help address this and other issues. He said he has two young daughters but feels serving on the ZBA is something he is willing to make a commitment to, in terms of the time and effort required.

Board members thanked Thomann for his interest and said they would be considering his application and those of two other townspeople for two vacancies on the ZBA. Rayne Herzog recently stepped down, and Clark Hinsdale was just elected to the Ferrisburgh selectboard and has resigned from the ZBA. Board members said they would report back to the selectboard, which is responsible for appointing members to the ZBA.

The board then went into deliberative session at 7:20 p.m. to discuss the applications.

Adjournment: The board ended its deliberative session at 7:31 p.m. and Bob Beach made a motion to adjourn. John Paul seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells