

TOWN OF FERRISBURG  
ZONING BOARD OF ADJUSTMENT  
Minutes – Meeting of February 3, 2016

PRESENT: Charlene Stavenow (Chair); Dave Mentzer, Mike Delaney; Rayne Herzog; Norman Smith

VISITORS: Tom and Marcy Wisnowski, Malcom Willard; Chris Giard; Marilla Whitcomb; Nathan Palmer; Ken Wheeling

Meeting opened at 7:00 PM. Minutes examines. Bob Beach moved to accept as presented; Dave Mentzer 2nds. So voted.

- 15 – 104      The Board received an e-mail from Lacy Couture (Town and Country), withdrawing the application. Bob Beach moved to accept the unsigned withdraw document; 2<sup>nd</sup> by Norm Smith. So voted
- 15-106      The (Tom and March Wisnowski) property currently has a 3-bedroom seasonal residence. The application seeks to convert it to a 2-bedroom seasonal residence. It is not going any closer to the lake. Discussion of appearance (same siding; wood, cedar shingles, ?) matching finish (earth colors). Green Haven will do the landscaping. The Board requests further info: a drawing showing elevations; a description of the landscaping. Lighting plans, if any, etc. Norm Smith made a motion to recess the hearing until March 2, @7:05 PM; 2<sup>nd</sup> by Bob Beach. So voted.
- 15-025      The property (Malcolm Willard) has a shed, used as a guest “house” over the years. The applicant seeks to construct a single story residence on the 6000 sq. foot lot. Trees will not be cut; pasture/meadow regularly brush hogged. The dwelling will be both permanent and seasonal. Minimal landscaping; a plan forth coming. Mike Delaney moved to recess the hearing until March 2; 2<sup>nd</sup> Norm Smith. So voted
- 16-003      Seeking input (Dockview, LLC) to correct some operational issues, make it more efficient and safer. Dockview seeks to purchase Vermont Energy, the neighbor (and has a contract to do so). Moving trucks in an out seems to be a problem, etc. They will relocate the gate, close the Deli operation, and cease to sell gas. The State is Ok with this and a letter will be forth coming. Cabins to be removed save one, New display area (canoes, kayaks, docks, etc.) Discussion – site visit at 6 P.M. on March 2. This is a big lot; impervious surface question and a high profile site; curtain drain. Outside lighting will be as on the store at present. Tanks to be removed (State report received in November). Norm Smith moved to recess this hearing until March 2<sup>nd</sup>; 2<sup>nd</sup> Dave Mentzer. So voted.
- 16-004      Opened hearing (Marilla Whitcomb) at 8:15 P.M. Applicant seeks a Conditional Use permit to open a Gift Shop. The space is leased next to the People’s Bank. It will sell gifts, and local artistry, items placed on consignment. The lease is short term. No changes to the exterior of the building. No signage applied for at this time. Bob Beach moved to accept as presented; 2<sup>nd</sup> Rayne Herzog. So voted.

\_\_\_\_\_ Nate Palmer appeared for Palmer's Garage. There is a small upstairs space at the rear of the building. There is floor space but no head room. Nate seeks to change the sloping shed roof to a gable roof (N & S) to permit head room, and create a more useable space. The Board decided to allow an "amendment" to the previous permit. No motion required.

Meeting adjourned at 8:45 P. M.

Respectfully submitted,  
Ken Wheeling, Scribe