

Zoning Board of Adjustment
Town of Ferrisburgh, VT

Minutes for meeting of February 3, 2021

Note: This meeting was conducted remotely. All participants joined the meeting through a Zoom online meeting.

Members present: Norm Smith (Chair), Bob Beach, Dave Mentzer, Katie Quinn, John Paul, Mike Delaney **Members absent:** Diane Nadon

Town official present: Clark Hinsdale, Selectboard Member, Bonnie Barnes, Zoning Administrator, Robyn King, Minute Taker

Participants present: Maya Zimmerman, Long Point Association; Duncan Adamson

Approval of minutes from January 6, 2021 Meeting. Norm Smith called the meeting to order at 7:03 pm. There being no questions or revisions to the minutes, ***John Paul made a motion to accept the minutes which was seconded by Mike Delaney and the motion passed unanimously.***

Application #20-137 (Cullen) to add garage, studio, and mudroom without sufficient setback; property ID #99/99/99.006; 16 Annex Road; Rural Agricultural (RA-5) District; waiver, continued from December 2 hearing.

It was noted that Mr. Cullen was not present to speak to the application, given that a decision had not been issued from the Long Point Association. Maya Zimmerman from the Long Point Association noted that the application came to them as a proposal to replace a shed with a garage but upon review the Long Point Association noticed that there was a proposed bathroom and living space. Ms. Zimmerman noted that it was determined that Mr. Cullen's application should be revised, which was communicated to Mr. Cullen. Ms. Zimmerman noted that with further review, discussion, and research the Long Point Association wastewater committee determined a new septic system would need to be installed given that this would be a new structure and this was in accordance with the state wetland provisions. Ms. Zimmerman noted this was acceptable to Mr. Cullen.

Ms. Zimmerman went on to note that the Long Point Association asked Mr. Cullen to place the new structure within the lines of the existing lot, and also asked for him to re-orient the building so that the garage faced the pre-existing driveway as to not create a need for a new right-of-way. Ms. Zimmerman noted that Mr. Cullen planned to submit a revised drawing to the Long Point Association, and that the Board would meet tomorrow and there would be contingencies on the permit that they grant including the design of the new septic system. After discussion, Norm Smith clarified that septic systems are under state jurisdiction and they often issue conditional approval contingent upon approval of the state of the septic system.

Duncan Adamson, a Long Point shareholder noted that he found the buffer zone adjacent to Mr. Cullen's property to hold importance as these buffer zones help to keep the character of Long Point and this was a view shared by other neighbors. Duncan Adamson noted a concern over the septic system siting given that the current septic system is on Long Point Association land and is in an area that's continually wet and adding to this may cause complications with plans to drain that area, but he understood this is a state issue.

There being no further comment, Dave Mentzer made a motion to continue the hearing at the next meeting of the Zoning Board of Adjustment, which was seconded by John Paul and the motion passed unanimously.

Application #20-136 (amended) (McElwain) to add 12' wide porch to 72' side of new commercial building; property ID #23/20/47; 2847 U.S. Route 7; Highway-Commercial (HC-2) District; conditional use

There being no one to represent the application, and given the Board's interest in having their questions answered directly by the applicant who was notified of the hearing, ***Dave Mentzer made a motion to continue the hearing at the next meeting of the Zoning Board of Adjustment, which was seconded by Mike Delaney and the motion passed unanimously.***

Other business

It was agreed by the Board members after discussion with Norm Smith and Bonnie Barnes that the hearing needed for the appeal of the zoning permit on Fuller Mountain Road could be scheduled at the March meeting of the Zoning Board of Adjustment. Bonnie Barnes clarified that the Board members would be getting a full packet of information regarding the nature of the appeal.

Bonnie Barnes noted that at the March hearing, they would be reviewing two applications from Mark Franceschetti for additional storage buildings.

Clark Hinsdale asked what is generally charged for appeals to zoning permits, and Bonnie Barnes clarified it was \$100 and Clark Hinsdale noted that this could be reviewed to see if it was appropriate.

There being no further business, there was unanimous consent to adjourn the meeting at 7:28 pm.

Respectfully submitted by Robyn King.