

TOWN OF FERRISBURGH
ZONING BOARD OF ADJUSTMENT
MINUTES OF FEBRUARY 6, 2013

Members Present: Robert Beach, Julie Adams Charlene Stavenow, John Paul, Mike Delaney, Alyth Hescocock, Rayne Herzog

Others Present: Ken Wheeling (Zoning Administrator), Brad Chamberlain, Susan Burdick, Ben Johnson, Kurt Plank, Suzanne Hinsdale, Chuck Johnson, Michael Johnson, Travis Marcotte, Diane Marcotte, Tom Denecker, Mike Capra, Brad Hartley, Kathy Hartley, Matt Wamstanz

7:00 PM The meeting called to order. Motion to approve the minutes of December 5, 2012.

#12-134: 7:05 PM Kurt Plank, application, #12-134, for a waiver/variance to construct an accessory building 15'9" from his westerly side yard boundary. The building will be sited perpendicular to the road. The parking area is existing. It is so sited for convenience and there no lighting nor plowing would be required. The property has no appreciable grade. The shed will be open to the east (2 bays) plus a closed area for a 6½ feet to house an antique canoe. The property is of the same characteristics as the neighbor. Mitchell's garage comes close to the line - all pre-existing. Couldn't get a permit today. The character is the same throughout. Hearing closed at 7:10 PM.
Motion to approve the waiver as stipulated since neighborhood is not affected. (John Paul). Second (Robert Beach). So voted (7-0-0)

#12-123: 7:13 PM Suzanne Hinsdale, application #12-123, passed around a hand out presenting the case history of the fence. The issue is that it is 5" above the exempt 4' height. It therefor needs a conditional use permit. Suzanne pointed out that steps were uncovered in the construction, which they want to muse. She discussed the project with various members. The hearing was closed at 7:21 PM.
Motion to accept as presented (Robert Beach) Second (Rayne Herzog) , The steps will be a future issue.

#13-002: 7:22 PM The application #13-002 submitted by AAC Leasing for a conditional use permit. Proposal to tear own the old Coyle place, and erect a shop, storage space and office for Johnson Electric. Proposing a 40' x 100' single story building. No change to the driveway; the old maple tree will remain. The shed is to be removed/both structures to be removed. There will be no retail, there will be no noise (quiet operation). The electrical shed will house skid steer, trailers, the same equipment as now used/owned by the business.
Included with the application was a request for a 2-way communication tower to Lincoln Peak UHF. Telecom work/cell work.
The new building will be a wood frame or steel building and would show wood/stone on the street side. It will have a foundation and new septic. Lighting will be downcast

necessary for security. The building will look like the plans submitted, and will be in earth tones. The tower was used on another job in southern Vermont and being recycled. He would like to use it. Some trees will necessarily be taken out. A canopy of 40'-60' will still exist.

Signage: none asked for right now. Questions ? – none.

Hearing closed at 7:40 PM

Motion to approve with the following conditions:

Waiver granted for road set back.

There shall be no light on the antenna

A lighting plan shall be submitted to the Zoning Administrator

No signage proposed and none granted

The board wishes to have final approval of the building construction

Act 250 Permit for the antenna, or letter/form from them explaining an exemption;

Septic plans be on file.

The FZO exemption (12.3 p.61) noted and granted

So voted (7-0-0)

#11-103B: 7:40 PM Opened hearing on application 11-103B.

Plan of project presented. Details include:

Drive thru Dunkin Donuts window on the north side; parking in back on the southern side; employee parking on the north, near utility pole. The driveway are preexisting and will be used. A walk will be on the south side and all across the front; there will be 14 parking spaces (not including employee parking = 5 spots); there will be screening behind the parking; the dumpster is to be enclosed; entrances = 2 in back, 1 each in front; driveway is to be blacktopped; lighting to be the same as proposed originally (9 downside lights RSP LED lights); signage as on original permit, external lighting to sign. No dimensional sign for traffic. Business name only – country-style (ingress/egress)); menu board on back of building;; no appreciable change in elevations: Hours of operation a tenant decision;; mostly a drive-thru business; there will be a counter w/some chairs; using existing septic; the range of vehicles out front will stop when the business is set up.; black-topping 0

Hearing closed at 7:55 PM.

#13-003: 7:59 PM Opened hearing on application #13-003

Denecker Chevrolet has been in business 4 ½ years, with a show room in the old Muzzy's Sunoco Station. Chevrolet now wishes to CONNECT the sales room(s) with the service part (currently in Vergennes). Neighbors are Gary Lange, Eric McEntee

along Reed Road, Velco and the Railroad. Tom D. has discussed project with Lange; not with McEntee.

Mr. Denecker talked thru the packet he presented, giving explanations of the building plans:

Front/big arch sign as is – no change. Signage on the standing sign. Some direction signs within property.

The customers would enter from Reed Road and there would be no change to the original footprint to the building. There will be 12 service bays; downcast LED lighting (mainly for security). The building will be light grey in color.

The Board raised questions:

What provisions are being made for disposal of hazardous waste?

Oil will be used in oil heaters

Oil filters will be recycled

Other fluids will be burned

Liquids will be stored inside, in 55 gal. drums

Storage capacity is 1100 gallons.

The logo sign will be the Chevrolet Arch prebuilt with ACM material to specified dimensions.

Additional rest rooms for technicians.

Car wash – all green, in the service bay

Septic – ANR check

Mr. MaEntee: Concerned about the car wash, and the amount of grey water. Floors washed once a week.

Mike Q.: Increasing traffic: What number of cars per diem – about 20 per day

Warranty work customers – perhaps 30+/-

Exit entrance question

SITE VISIT SCHEDULED March 6 at 5:30 PM

Hours of operation: 8-6 as now / Service area 7-6, both M – F

Saturday 8 – 5; NO Sunday

Customer service sign on building; internally lit.

MEETING RECESSED UNTIL March 6, 2013.

#13-004: 8:31 PM Opened hearing on application #13-004, submitted by Brad Hartley, Vermont Energy Co.

They are seeking an addition to provide more food service: enlarge kitchen area and dining room expansion, It will be 30 feet deep and 34'6" long. It will be added to the existing building. In style it will be very similar to what is there now. Trees to be saved. It will be painted a colonial yellow or barn red.

There will be an emergency exit to the south and one window (picture window) so prospective customers can see inside.

Keeping one unisex bathroom – might be expanded. Using “water” from collapsing cabins.

Board Questions: The dimensions of the project NEED to be shown on the plan. The board will consider a waiver on the set back (30 ½ from the front property line. Where will additional parking be – to the north over underground storage tanks – a gravel lot to double in size for parking. No change in location – people use it now.

No change in hours of operation: 5:30 – 8 in winter; 5:30-9 in summer.

Matt W. (Coco) spoke – representing the property across the street’

Mike: Any change of lighting – none. Need plan updates. No new signage. Number of parking spaces need to be stated.

SITE VISIT SCHEDULED March 6, 2013, after Denecker visit.

MEETING RECESSED until March 6, 2013.

BOARD RETAKES:

Marcotte: The dimension of the building needs to be put on the plot plan;

Signage will be sought later; some signage requested in earlier permit;

The display of cars parked in front of that building shall cease. NO CARS FOR SALE DISPLAYED ON THAT ENTIRE LOT; only designated employee cars to be permitted, together with customers’ cars.

Submit an example of an external light and a lighting plan;

The dimensions of the parking lot border and the parking spaces to be painted on the blacktop.

The curb cut needs approval from AOT;

Check to see if storm water runoff permit is needed. Macadam area ? give permit or letter of exemption

THE REMAINING PORTION can only be used for storage as the original permitted use.

Motion to approve 11-103B with conditions as so stated: Mike Delaney 2nd John Paul. So voted!

MEETING ADJOURNED AT 9:45 PM

SUBMITTED/ Ken Wheeling