

TOWN OF FERRISBURG
ZONING BOARD OF ADJUSTMENT
Minutes – Meeting of March 2, 2016
Approved 4/6/2016

PRESENT: Charlene Stavenow (Chair), Bob Beach, Mike Delaney, Rayne Herzog, Dave Mentzer, and Norm Smith

VISITORS: Tom and Marcy Wisnowski, Malcom Willard, Chris Girard, Tyler O’Leary, Branwell Lepp, William Wilson and Jim Apgar

Meeting opened at 7:00 PM. Norm Smith moved to accept the minutes from February 3, 2016 as presented. Rayne Herzog seconds. Bob Beach asks that the minutes be amended to show that he was present at the meeting. Minutes approved as corrected.

15-106 The hearing is reopened. Tom and Marcy Wisnowski were present to speak for the application of the property located at 245 Mile Point Road. The height of the building will be 28’ and the landscaping will be natural grasses and some trees on the north side. They will be adding dormers and extending the exterior wall to align with the lakeside edge of the deck. The property is seasonal. Changing from a 3 bedroom to a 2 bedroom as the downstairs bedroom will be a living room. It meets all of the setback requirements. State Shoreland approval has been received. Rayne Herzog moves to close the hearing, seconded by Mike Delaney. After some discussion the application is approved as presented.

15-025 Malcolm Willard was present for the application which is located at 505 Sunset Lane. He has heard from the state regarding the shoreland permit. He will replace any trees that need to be removed with state approved trees. It will be a 2 bedroom, 2 bathroom, year round home. The lakefront setback will be the same as the current building that is there. All other setbacks are met. The height to the top of the roofline will be 23’. 1388 square feet plus decks and porch. Single story. He has suitable soils for a septic system which will be a pump up system. The water will be from the well on his property located next door.

The board asks Malcolm to return when he has detailed plans. The board needs to see the other 3 elevations, detailed plans, the state shoreland permit and the septic permit. Hearing is recessed until April 6th. Hearing recessed at 7:28 p.m.

16-003 Chris Girard and Tyler O’Leary were present from Dockview, LLC regarding the Vermont Energy property located at 2707 Route 7. Bob Beach reported that there was a site visit earlier in the evening. Bob feels that the plan speaks for itself. This property will not be merged with the OSI property next door. They would like to keep the sign that is there along with the sign on the building. The upstairs apartment will remain. The one cabin that they will be keeping and relocating will also be a rental.

Bob Beach moves to close the hearing, seconded by Norm Smith. Hearing closed at 7:40 p.m. Rayne Herzog moves to approve application 16-003 as presented, seconded by Mike Delaney. Dockview needs to return for the breakroom and approval of the signs if

they end up being different, and the lighting needs to be the same in the back as on the OSI property. Bob Beach asks about plantings. There will be mature plantings. Application is approved.

16-012 Branwell Lepp is present to speak for the application located at 9 Lucia Lane. The application is to add a screened deck to an existing deck, with a steel roof. 10' x 16'. Long Point Corporation has already approved this application and a state shoreland permit is not needed. Bob Beach moves to close the hearing at 7:55 p.m., seconded by Dave Mentzer. Dave Mentzer moves to approve the application as presented, as long as there is Long Point and State Shoreland approval, seconded by Norm Smith. So voted. The application is approved.

16-013 William Wilson and James Apgar are present to speak for the application located at 492 Mile Point Road. The application is to add a 2nd floor dormer to the east side of the garage to allow for a bathroom. It would change the height from 28" to 84". The roof covering will be changed from asphalt to metal. The State has confirmed that there is no requirement for a State Shoreland Permit as they are not proposing new cleared area or impervious surface outside of the existing footprint. Rayne Herzog moves to close the hearing at 8:04 p.m., seconded by Norm Smith. The hearing is closed. Mike Delaney moves to approve the application as presented, seconded by Rayne Herzog. The application is approved.

After additional discussion, Rayne Herzog moves to adjourn the meeting at 8:22 p.m., seconded by Bob Beach. The meeting is adjourned.

Respectfully submitted,
Pam Cousino