

# DRAFT

## TOWN OF FERRISBURGH ZONING BOARD OF ADJUSTMENT MNUTES OF MARCH 6, 2013

Present: Robert Beach, Mike Delaney, Alyth Hescock, Julie Adams, Rayne Herzog, John Paul  
Visitors: Ken Wheeling (ZA), Steve Gutowski, Alex Carver, Tom Deneker, Mike Capra, Brad  
Hartley, Jeff Cogger, Paul Ericksen

Meeting opened at 7:02 PM

**#13-009:** A hearing was opened at 7:03 PM on application #13-009, submitted by Alex Carver on behalf of Kenneth & Terry Harris. Alex Carver gave a thorough review, mainly from the warning – viz. to tear down the present house and replace it. He read the descriptive letter (cf. file copy).

The house as sited currently is depicted on the plot, and the shape of that house is shown on the drawing. The plot plan is included in the packet submitted. There was a small building there in 2001, encroaching on the neighbor in one direction. Mr. Carver gave an explanation of the elevation and the plan layout. The building will be sided in galvanized steel, (silver in color) and have a flat roof. The building will be 6' to 8' lower than the present building. There is no cutting of trees to be done. The building will be about 1200 sq. ft. A scale needs to be called out on the map and the set backs indicated.

Waste water issue was raised and a new system is being proposed. A question was raised about the land across the road. There is a mound system there approved by the State. Exterior lighting was discussed/

A waiver required: 14' from the house to the south; (11' currently to the north 75' front to the center line of road, 87' from the front to the lake.

There is an existing. Construction will be on a slab; no poured walls. The shed is even closer to the line. Septic permit is on file; land was transferred for the septic easement. The house is currently on cement blocks; a slab is being proposed w/turned- down grade. Excavation four feet down for frost walls/ Roof elevation to be lower.

Public comment: NONE; Public hearing closed. The intention is to do this in the fall. Some conversation about the septic map.

**#13-003:** The hearing on Deneker, etc. was re-opened at 7:23 PM. The warning was read. Report on the site visit (conducted @5:30 PM 3/6/13). The applicant had shifted the proposed addition forward further to the west. Eliminating the need for a waiver (Later questioned). Rayne had driven over separately to inspect the premises.

An overview was given by Tom Deneker:

Bldg moved forward 10' to north; they didn't like the way it looked in relation to Reed Road and the north side tree line. They thought it had a negative impact so they re-staked it. No waiver required (?). Decision to check measurement regarding the waiver. The visual appearance is much better and aesthetically more pleasing.

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Septic / survey will be done by J. H. Stuart.

No concern with application: bldg. is 100' x 94' including the entrance – 2/car as shown. Parts department. Met with John Stuart and determined that a “best possible fix” was necessary for a multitude of reasons. The NE corner was inside the variance for VELCO and the RR. He will get the permit from the State and will be in compliance. The car wash will be a reclamation wash; one additional bathroom.

SITE VISIT: approximate width off the front of the building. Generally it will follow same line, w/small tolerance. It will have the Chevrolet “Blue Arch” pulled out. This is an entry element. Top windows to be closed off and faux windows added. The appearance will be the same. Lighting as you come in – they will be downcast, minimal lighting elements, mainly for security’ LED lights to be in front, similar to Park & Ride. The remaining lights are there and will stay there.

Public comment:

Mr. McEntee supported the project at the site visit. Mr. Lange not at the hearing but knows the project.

Closed public hearing at 7:37 PM.

Board wants specs for front side lighting.

**#13-004:** Re-opened hearing on application 13-004, Vermont Energy Co. (recessed from 2/6/2013): Site visit conducted at 6: 5 PM, and a site plan presented at hearing (Ex. 1). Review of plans and some discussion.

Motion to approve as presented. No waiver required as the addition does not increase the degree of non-conformity [John Paul]. 2<sup>nd</sup> by Julie Adams. Stipulation: If any lighting is put in the rear, the plan shall be added to the drawing. Need copy of waste water plans, when approved. So voted.

**#13-006:** Opened hearing on application 13-006, submitted by Jeff Cogger and Paul Ericksen.

The application is to amend the existing permit to adequately reflect the expansion of the existing business. The case was made for the temporary seasonal influx and for display in the selling season. The hearing was recessed, with the understanding that they will provide a site plan for boat display, with delineate spatial layout,. Seeking permission for temporary additional boat display in the selling season.

Minutes of 2/62013 approved : Mike Delaney, 2<sup>nd</sup> Julie Adams.

Application 13-009 is approved as presented with conditions:

We receive proper waste water design from a licensed engineer;

We receive drawing showing the CORRECT set back information for the waiver.

Non-reflective siding will be used; Minimal downcast lighting will be used.

Motion to approve: John Paul; 2<sup>nd</sup> Mike Delaney. So voted.

Application 13-003 submitted by Tom Deneker is approved with conditions:

A new site plan shall be submitted showing the site plan, the septic plan, with set back information.

A scaled out lighting plan shall be submitted

An example of lighting styles shall be submitted.

Motion to approve: Mike Delaney; 2<sup>nd</sup> John Paul. So voted.