

## **Zoning Board of Adjustment**

Town of Ferrisburgh, VT

APPROVED- Minutes for Meeting of April 5, 2017

Members Present: Charlene Stavenow (Chair), Bob Beach, Mike Delaney, Rayne Herzog, Dave Mentzer, Norm Smith, John Paul

Town official Present: Ken Wheeling (zoning administrator)

Visitors: Katherine Hill, Paula Higbee, Judy Chaves, Susan McKibben, Al McKibben, Nora Wright, Guy Hallock, Jean Richardson, Kurt Plank, Gene Lauer, Roxie Lauer, Steve Almeida, Doreen and Mumim Kadric, Mark Franceschetti, Carl Cole

7:00 PM - Charlene Stavenow, Chair, Opens the public meeting

### **Minutes**

Approval of Minutes from the March 1, 2017 meeting: Rayne Herzog moves and Norm Smith seconds to approve as written. Vote 6 yes, 1 abstain (John Paul), Minutes approved.

### **Application 17-017**

Application by Mumin and Doreen Kadric for a waiver to build a replacement front and back porch and extension of both with connecting open porch. Property ID 10.01.49, Zoning District RR-5

7:05 PM- Charlene Stavenow opens the public hearing.

Mumin and Doreen Kadric speak to the application. The existing front porch on the west, front side, of the house is 14 ft wide by the length of the house. There is currently a 40 ft set back from the centerline of Satterly Rd to the road side of the porch. It will be replaced by a new porch 12 ft wide and extending 10 ft to the north of the house. The original back porch is 12 ft wide by the length of the house. It will be replaced by a new one of the same width and extended 10 ft to the North of the house. The two porch extensions will be joined by a 10 ft x 28 ft open porch addition bordering the north side of the house. The front yard setback will be increased 2 ft to 42 ft, thereby decreasing the non-compliance. There are no other setback conflicts.

7:12 PM- The public Hearing is closed

Bob Beach moves to grant the front yard setback waiver and approve the application with the condition that down cast lighting only will be used. Norm Smith seconded. Voted 7-0 to approve.

### **Application 17-018**

Application by Steve Almedia, d/b/a Hawk Creek Fence, for a Conditional Use Permit to convert a single family residence to an office/ retail space. Display of fence styles and products on lot. Property ID #05.01.44.113. Zoning District: Village-2

7:15- Charlene Stavenow opens the public hearing.

Steve Almedia and Carl Cole (moral support) speak to the application. The first floor of the building will be used as a display area. They will rebuild or replace the porch improving access to the building. They will also need to get various state permits for this project. They will square up what is now the parking area. Steve foresees only one or two customers at a time, maybe 5 or 6 per day. There will be no lighting at night except small solar cap lights. Carl Cole discussed the history of the 60 ft right of way across the property.

A site visit was scheduled for Wednesday May 3, 2017 at 6:00 PM.

7:30- Hearing is recessed until the above site visit.

### **Application 17-019**

Application by Mark Franceschetti for a conditional use permit to construct a self storage facility on Property ID #05.01.11.3. Zoning District Village-2

7:31PM- Charlene Stavenow opens the public hearing.

Mark Franceschetti and Carl Cole speak to the application. Three 150 ft x 30 ft self storage buildings are proposed on a 200 ft x 200 ft portion of a 2 acre lot recently purchased by the applicant. Access will be from Rt 7 via an existing curb cut, an existing driveway to the Franceschetti property on the corner of Rt 7 and Old Hollow Rd. The buildings will be oriented with their long axis north to south to give a smaller profile toward Old Hollow Rd. There will be screening to the west, north and south consisting of trees per drawing submitted. The sign would be the same size and nature as the Pleasant Valley Sign next door. Building colors will be earth tone. Roof material will be metal and they will have a low pitch. As an afterthought, Mark offered to install a stockade fence around the buildings. He plans to build one soon and the other 2 as business increases. There was some discussion with Ken Wheeling that this must be within 2 years, permit for one year plus one renewal for another year.

Comments /questions by the Board

Rayne Herzog asks about lighting. Mark answers that it will be down cast. He has fixtures in mind but does not have that information with him.

Rayne also asks what the access hours will be. Mark says he will leave that up to the board.

Norm Smith points out that "Self Storage" is not listed in the Zoning Regs as a Conditional Use in the Village-2 District.

Norm also asks about the driveway area around the buildings. Mark says that it will all be gravel. He plans to elevate the whole 200 ft x 200 ft area by about 1 ft 3 inches with large gravel. The buildings themselves will be placed on concrete slabs.

Comments by Visitors

Judy Chaves (North Ferrisburgh Village Association) - The Hollow Rd- Rte. 7 intersection is very dangerous. Any increase in traffic will make it worse. This intersection is also the "Community Center" and the proposal is out of character with this role. It is also the "Gateway" to the Hollow. This is the Village District, not the Highway commercial District.

Mark offers to improve fence and tree screening to mitigate the visual impact of the buildings. Carl Cole responds that the proposed buildings are set back a good distance from Hollow Rd and Rte. 7 to minimize their visual impact.

Kurt Plank- This project will be relatively low impact (noise, traffic etc) but there will be a visual impact. Also these buildings cannot be repurposed for anything else after their current use is over. They will not enhance the character of the area. Self storage is not listed as a conditional use in the Zoning regs for the Village-2 District.

Jean Richards- Self Storage is not listed as a Conditional Use in the Zoning By-Laws for the Village District. She requests that the Zoning District boundaries in this area be measured and verified. Lighting should be low impact. She requests a walking path on the south side of Hollow Rd.

Al McKibben (Village Association) - The Hollow is a historic District referred to in the Town Plan and the State Historic Register. It has the character of a 19<sup>th</sup> century village (1784 to present). The Town plan calls for development in this area (Rte. 7 to Four Winds Rd) to be "in character". The proposal does not seem to be in character. Also zoning Regs do not list this use in the Village District.

Carl Cole responds that the "catch all" section (Sec 4.7 C 22) in the Zoning By-Laws has been historically used to approve uses not specifically spelled out. There is currently no "Historical District" zoning. This proposal is intended as low use.

Gene Lauer- The Structures will be highly visible, the proposed screening looks inadequate. A grading plan should be done; water run-off will be a problem. Street trees along Hollow Rd would help the situation.

Judy Chaves- Points out that "Warehouse" is listed in the Zoning By-laws as a Conditional Use in the Highway Commercial and Industrial Districts but not in the Village district.

A site visit was scheduled for Saturday April 29, 2017 at noon.

8:44 PM- The hearing is recessed until the above site visit.

There was discussion about the need to come up with a proper "Appeal Form". Charlene asked the board members to research this.

Rayne Herzog moved to adjourn, John Paul seconded. Voted 7-0 to adjourn

8:50 PM- Meeting Adjourned

Respectfully submitted,  
John Paul

4-8-17