

Zoning Board of Adjustment

Town of Ferrisburgh, Vt.

APPROVED – Minutes for meeting of May 3, 2017

Members present: Charlene Stavenow (chair), Bob Beach, Mike Delaney, Dave Mentzer, John Paul, Norm Smith, Mike Delaney. **Absent:** Rayne Herzog.

Town official present: Ken Wheeling, zoning administrator.

Visitors: Steve Almeida, Carl Cole, Tim Davis, Dave Delp, Paula Higbee.

Charlene Stavenow, chair, opened the meeting at 7 p.m.

Approval of minutes from April 5, 2017: Bob Beach made a motion to approve the minutes from April 5, 2017, as submitted. Norm Smith seconded. Bob Beach, Mike Delaney, Dave Mentzer, John Paul, Norm Smith and Charlene Stavenow voted in favor. **Motion approved.**

HEARING No. 1

Application 17-033. Application by David and Tanya Delp for two waivers of required setbacks, to allow installation of a solar array on their property. The 1.2-acre parcel is located at 534 Old Hollow Road in the Rural Residential District (RR-2) and is identified in the Town of Ferrisburgh tax maps as parcel 18/20/58.

Charlene Stavenow opened the hearing at 7:05 p.m. David Delp was present to speak for the application. He said the solar site would include two panels located in a corner of the property, not visible from the road. He said neighbors supported the solar project. Neighboring property owner Tim Davis, who attended the hearing, confirmed that he was happy with the solar siting. Delp said he had a permit from the state's Public Service Board.

Bob Beach made a motion to close the public hearing. Norm Smith seconded. All voted in favor. **Motion approved.**

Norm Smith made a motion to grant the request for two waivers from the 25-foot setback rule, such that the northerly panel will be 10 feet south of the neighboring property and both panels will be 15 feet west of the neighboring property. He said solar panels are a conditional use in the zoning district, the application conforms with the town plan, and the solar site is shielded from view. Dave Mentzer seconded. All voted in favor. **Motion approved.**

HEARING No. 2

Application 17-018. Application by Steve Almeida, representing Hawk Creek Fence, for a Conditional Use Permit to convert a single-family dwelling to retail and office space, with an outdoor display of fencing products. The property is located at 6847 Route 7 in the Village District (VIL-2) and is identified in the Town of Ferrisburgh tax maps as parcel 05/01/44.113.

Charlene Stavenow re-opened the hearing, which had been recessed at the April 5, 2017, meeting, at 7:20 p.m. Steve Almeida and Paula Higbee from Hawk Creek Fence were present to speak for the application. Board members visited the site of the proposed project at 6 p.m. on May 3, immediately before their meeting, and went over parking and the fence display area with the applicants. The proposed project is on the west side of Route 7, just south of Cookie Love and Fournier Landscaping.

Almeida and Higbee said there would be seven parking places, and they would provide handicapped parking and a ramp to access the building, as required by the state. They said all lighting would be downcast, and they would be filing a separate application for signage. Board members noted storage of fencing materials was not part of the current application, and the applicants would need to come back to the board if and when they developed plans for storage on the site. There was no public comment on the application.

Mike Delaney made a motion to close the public hearing at 7:25 p.m. John Paul seconded. All voted in favor. **Motion approved.**

Norm Smith made a motion to approve the application to convert a single family dwelling to office and retail space with an outside display of fencing products, subject to the following conditions: (1) the applicant will provide seven parking spaces; (2) handicapped access will be provided as required by the state, along with a handicapped parking space; (3) any lighting will be downcast; (4) any plan to store materials on the site will require permission from the zoning board; (5) an existing curb cut will be closed as shown on the plan with appropriate seeding of the area. John Paul seconded. All voted in favor. **Motion approved.**

HEARING No. 3

Application 17-019. Application by Mark Franceschetti for a Conditional Use Permit to construct a self-storage facility on a 2.1-acre parcel at 80 Old Hollow Road. The parcel is in the Village District (VIL-2) and is identified in the Town of Ferrisburgh tax maps as parcel 05/01/11.3.

This hearing, recessed at the April 5, 2017, meeting, appeared on the agenda for the May 3, 2017, meeting, but the application has been withdrawn.

Other business: Board members looked over the draft of a new form for the appeal of decisions by the zoning board. Board members made some suggestions for changes to the form.

Adjournment: Norm Smith made a motion to adjourn the meeting at 7:40 p.m. Mike Delaney seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells