

Draft

TOWN OF FERRISBURGH  
ZONING BOARD OF ADJUSTMENT  
Minutes of June 4, 2014

Present: Charlene Stavenow-Chair, Bob Beach, Alyth Hescocock, Rayne Herzog, Julie Adams and John Paul

Visitors: Rod Cole, Matt Wamsganz, Peter Welch, Shirley Reid, Sally Knowlton and Ken Wheeling, Zoning Administrator.

The regular meeting is opened at 7:00 pm.

Bob Beach moves to approve the minutes of May 7, 2014 with the correction of the spelling of "Cairns" and the addition of "down" after "no trees will be cut" to 14-029; second by John Paul. So voted.

14-029 Edward and Diane Stein 75 Kimball Point Lane

The hearing is reopened at 7:05 pm; Peter Welch speaks for the permit. There was a site visit earlier in the evening. The property was staked out to show the location of the proposed deck. Peter has met with the neighbor; Mr. Foss, who has viewed the site and found that this will not block his view of the lake and he is ok with the plan. Mr. Foss called Charlene and told her that he is satisfied with the plan. There is no public comment and the hearing is closed at 7:17 p.m.

14-028 Jeniah Johnson and Tom Sheeran 3078 Hawkins Road

The hearing is reopened at 7:20 pm; there was a site visit earlier in the evening. Rod Cole speaks for the permit. No trees will be cut down. There will only be a minor visual impact on the neighbor Stuart MacCrellish; who has a camp across the bay. There is no public comment and the hearing is closed.

Bob Beach moves to accept permit 14-028 as presented; second by Alyth Hescocock. So voted

14-041 Sally Knowlton Bay View Road

The CUP hearing for an accessory building, patio and driveway extension is opened at 7:26 pm; Sally Knowlton speaks for the permit. She would like to build a barn with a garage, a patio and extend the driveway. The location is discussed; she has restrictions placed by the Land Trust about where she can build to save the most land for farming. The setbacks are discussed. There is no public comment and the hearing is closed at 7:40 p.m.

Rayne Herzog moves to approve 14-041 as presented with the condition that she meets the 80 foot setback as best she can considering the restrictions placed on the site by the Land Trust; second by John Paul. So voted.

14-042 Basin Harbor Club 4800 Basin Harbor Road

Bob Beach recuses himself from the Zoning Board to speak on behalf of Basin Harbor Club for the permit.

The hearing for a CUP/ Variance is opened at 7:45 p.m. Bob Beach speaks for the permit. He describes the location where they would like to build stairs, a landing and a viewing deck next to the lake. Under Section 9.3 Setback Exemptions 'Steps and any necessary structure to allow access to Lake Champlain' they are exempt from the setback requirement so won't require a variance. Bob will provide measurements. There is no public comment and the hearing is closed at 7:50 p.m.

Julie Adams moves to approve 14-042 as presented; second by John Paul. The vote is 5 yes with Bob recusing himself.

14-043 Basin Harbor Club 4800 Basin Harbor Road

Bob Beach recuses himself from the Zoning Board to speak on behalf of Basin Harbor Club for the permit.

The hearing for a CUP/ Variance is opened at 8:05 p.m. Bob Beach speaks for the permit. It is similar to the previous project but on the opposite side of the bay. He describes the location where they would like to build stairs and a viewing deck to allow safer viewing of the lake. Under Section 9.3 Setback Exemptions 'Steps and any necessary structure to allow access to Lake Champlain' they are exempt from the setback requirement so won't require a variance. There is no public comment and the hearing is closed at 8:12 p.m.

Rayne Herzog moves to approve 14-043 as presented; second by John Paul. The vote is 5 yes with Bob recusing himself.

14-044 Shirley Reid 251 North Road, Long Point

The hearing for a CUP is opened at 8:15 p.m. Shirley Reid speaks for the permit. She has a handwritten letter from Long Point approving the replacement of her 10.5" by 16.5' shed with one of the same size. The fence is not approved by Long Point. Shirley describes the shed and its location and she is withdrawing the fence application. There is no public comment and the hearing is closed at 8:20 p.m.

Bob Beach moves to approve 14-044 for the replacement of an existing shed on the same footprint. The fence, having been withdrawn, is not approved; second by Rayne Herzog. So voted.

14-040 B. Cairns Property LLC 2822 Route 7

The hearing is opened at 8:25 pm; Matt Wamsganz speaks for the permit. They would like to amend an approved site plan to remove the connecting canopy from the gas pumps to the main building and to add a second window for the restaurant. The window will be to receive payment for the food purchases. There is no public comment. The hearing is closed at 8:35 pm.

Rayne Herzog moves to approve 14-040 as presented; second by Julie Adams. So voted.

The Board returns to 14-029 Edward and Diane Stein

Alyth Hescoock moves to approve 14-029 with the condition that the lake side deck not exceed 10 feet in width and that the deck square footage shall remain the same as presented. The deck can be enlarged on the left side of the camp as you are facing the lake. The set back from the Foss property shall not be closer than 3 and 1/2 feet. A waiver is granted in the lake side setback; second by Julie Adams. So voted.

Meeting adjourned at 9 pm.

Respectfully submitted

Chet Hawkins Minute Taker