

**TOWN OF FERRISBURGH**  
**ZONING BOARD OF ADJUSTMENT**  
**Minutes - July 1, 2015**

PRESENT: Bob Beach, John Paul, Mike Delaney, Rayne Herzog

VISITORS: Ken Wheeling (ZA), Nate Palmer, Rodney Hill, Ren Fontaine, Phil Mozeika, Dan Berry

Meeting opened at 7:00 PM

7:05 PM           Nate Palmer presented drawings for "re-facing" the Palmer Garage. John Hoehl wants to create an older look to the garage; he wants to put it back to the way it was. The very top will be bumped up about two feet. Discussion of the lighting plans. Plans afoot to clean up the area, and build a new fence.

Motion to approve 15-04 Conditional Use re-facing the front, with downcast lighting (R.H.). 2<sup>nd</sup> Mike Delaney. No increase in the footprint. So voted.

7:15 PM           Rodney Hill. Overview of 2-bedroom loft area. Discussion of drawing. The 80' setback cannot be met. Doubling the size of the house. 900 sq. ft. in the addition. Discussion of set-backs (25' side yards OK). Adding bathroom; ne shingle roof, new siding (vinyl)

Motion to approve as presented (M.D.); 2<sup>nd</sup> John Paul. So voted.

8:30 PM           Application 15-048. Presented: Tearing down the burned structures and house. A larger shop (to accommodate heavy farm machinery) w/16' doors. Chain link fence w/two 16' gates at existing entrances. The replacement house will be 30' x 58' pre-fab 1 ½ story building (present house to be removed.) Lessee has temporary lease. Roof pitch of new front building will be the same as existing "new" building. Glass façade on a metal building.

Q (C. Eitelman): Testing for contamination. "If one is contained; so is mine" What are state regs? Am also concerned about lighting. Drainage ditch issue: water issues not contemplated at present time. Waste oil is used.

Q (John Danyow): Approves the clean-up!

Q (Brad Chamberlain): "Not a problem – has known Pete a long time. JUST GOT NOTICE TONIGHT!"

Q (Scott Hawkins): In favor for various reasons, etc. good for Pete, good for the Town. It has been a machinery shop for years.

Q (Brett Danyow): an eyesore in the town affects other businesses. It's a good idea.

Bob Beach: Asked about the front section. "Conceptually it's a great idea. Cement section in front. It will be a cement section in two parts.

No demolition permit required.

8:05 PM Phil Mozeika – C.U to extend deck w/steps. Pressure treated deck. Some discussion,.

Motion to approve 15-050 as presented. So voted.

8:17 PM Dan Berry representing Brian and Deb Olson seeks a C.U. permit to tear down existing garage (14' x 20'6" and raise it 3-4 feet higher. Siding == handy board w/asphalt roof. It will be one foot smaller than what is there.

Across the road: C.U. to lift roof over the kitchen area. Same footprint/no change.

Motion to approve as presented (J.P.). So voted!

The Board returns to 15-048:

Motion (J. P) to approve with conditions: A plan shall be submitted with elevations (house and shop); lighting; drainage; septic; house plan; site plan; signage; fencing, soil test results (for contamination); parking plans. This shall be submitted after the buildings have been torn down. At the August meeting(?) and prior to any construction. The motion is for a Conditional Use for a business and house in the existing space, adding a show room (front) and a taller shop (rear) and a house.  
2<sup>nd</sup> (M.D.). added – "subject to site plan and elevation approval. So voted!

Motion to adjourn (J. P.); 2<sup>nd</sup> (R. H.). So voted!

Meeting Adjourned - 8:45 p.m.