

Zoning Board of Adjustment
Town of Ferrisburgh, Vt.

Approved – Minutes for meeting of July 1, 2020

Note: This meeting was conducted remotely. All participants joined the meeting through a Zoom online meeting.

Members present: Norm Smith (chair), Bob Beach, Mike Delaney, Dave Mentzer, Diane Nadon, John Paul, Katie Quinn.

Town official present: Bonnie Barnes, zoning administrator.

Participants present David Frechette, Mika Frechette, Carl Cole, Mike Hinsdale, Mark Franceschetti.

Norm Smith, chair, opened the meeting at 7:10 p.m.

Approval of minutes from June 3, 2020 as corrected. All voted in favor. **Motion approved.**

Application No. 20-050 by Mika Frechette to rebuild a pump house for boat storage. The property, at 375 Bay View Road, is in the Shoreland (SD-2) District and Rural Agricultural (RA-5) District, parcel ID# 04/01/01. Conditional use.

Norm Smith opened the hearing at 7:12p.m. Mika and David Frechette were present to speak for the application. The Frechettes plan to renovate an existing pump house to be used for boat storage. The renovation will expand the footprint of the old pump house from 10' x 15' to 12' x 20.5' with a height of 15', the additional footprint area will be cantilevered above the ground and supported by pillars, avoiding the need to enlarge the existing concrete foundation. The renovated pump house will include a 4' x 15' uncovered overhang, "kayak platform". The renovated building will have wood siding and a corrugated metal roof.

Bob Beech asked about the lighting plan and if the shed would be used just for storage. Mika Frechette stated that there would be a single light over the entry door and a single interior light. She confirmed the shed would be used for storage only. Mike Delaney asked about the color of the siding. Mika responded that it would be cedar with a dark stain to match an existing adjacent building. David Mentzer asked if the exterior lighting would be full cutoff fixtures. David Frechette responded that it would be and noted that the fixture is on the side of the building away from the lake. Mike Delaney asked if the drawing of the proposed storage shed titled "concept sketch" was the final design of the shed? David Frechette responded that is was the final design and that the shed would be built to the design and dimensions shown in the drawing.

Diane Nadon moved to close the hearing at 7:20 p.m.; Katie Quinn seconded. Dave Mentzer moved to approve the application as presented, with the condition that all exterior lighting be full cutoff fixtures, and the dimensions and design shown in the submitted drawing be adhered to. Bob Beach seconded. All voted in favor, John Paul abstained. **Motion approved.**

Application No. 20-053 by Annemarie V North, for Home Occupation II permit to produce custom marine canvas. The property, at 31 Burrough Farm Road, is in the Rural Agricultural (RA-5) District, parcel ID# 15/02/13

Norm Smith opened the hearing at 7:24 p.m. Annemarie North was not present to participate in the meeting. Several unsuccessful attempts were made to contact her. The board reviewed and discussed the application. Bob Beach and John Paul stated they were familiar with the applicant and the business, formerly working out of Shelburne Shipyard. It is a long standing and highly regarded business. The new location will be used only for the manufacturing of boat canvas products, primarily coverings. The applicant meets with her clients at their boats and installs the canvas products on the boats, so there will be no retail traffic at the new location. Bob Beach noted that it is a simple low impact manufacturing operation and Bonnie Barnes noted this would be the only business operating at this location.

The board thoroughly discussed whether it was appropriate to conduct the hearing without the applicant present or whether to continue the hearing until the August meeting.

The board concluded, regarding this specific application, that with the information provided by the applicant and the benign low impact nature of the business it was appropriate to move forward without the applicant present. It was also noted that there was no public opposition to the application.

Diane Nadon moved to close the public hearing 7:52 p.m.; Katie Quinn seconded. Dave Mentzer moved to approve the application as presented, John Paul seconded. All voted in favor. **Motion approved.**

Application No. 20-114 by Mark Franceschetti for two additional self-storage buildings. The property, at 14 Old Hollow Road, at its intersection with Route 7, is in the Village District, an 8-acre parcel, id no. 18/20/71. Hearing continued from July 1.

Norm Smith re-opened the hearing at 7:28 p.m.. This application was recessed from the June 3, 2020 hearing. A second site visit was conducted on July 1, 2010, to review the revised proposed location of the storage sheds. Carl Cole and Mark Franceschetti spoke for the application. Carl Cole reviewed the updated location of the proposed buildings. Noting that the buildings had been moved further away from Old Hollow Rd. and reduced in size from 30'x110' to 30'x90'. Carl Cole noted that this would reduce the number of storage units, require extensive drainage reworking and reduce the septic system capacity.

Carl Cole responded to a question posed by Bob Beach at the site meeting as to whether the building could be located next to and parallel with the existing buildings. Carl stated that this would not work. That given the space requirements of the building, the required driveway and drainage, the building would encroach into the property line setback. Norm Smith asked Mark Franceschetti if he preferred either location. Mark responded no. Mike Delaney asked if the drainage for the new buildings would be rerouted. Carl Cole responded that the drainage would be rerouted at the north side of the building as shown in the revised plan. Norm Smith asked for a clarification of a line on the drawing. Carl Cole stated it indicated the drainage ditch to the west of the new buildings.

Mike Hinsdale, an adjoiner who had met with Mark Franceschetti at the site to discuss the new location and also attended the July 1 site visit, stated that the new location of the buildings was an improvement over the originally proposal. However, he was still concerned about the impact of the additional buildings on the neighborhood, both in regards to his property and Old Hollow Rd.. He was also still concerned about the issues of lot coverage and lot usage that the additional buildings created for this site.

There was no other public comment.

Norman Smith suggested that the board go into deliberative session to discuss this application. All agreed.

Diane Nadon moved to go into deliberative session at 7:48 p.m.; John Paul seconded. All voted in favor. **Motion approved.** The board moved into deliberative session and stopped recording the Zoom session.

The board concluded their deliberative session at 8:05 p.m.?. Zoom recording resumed.

Diane Nadon moved to close the public hearing at 8:07 p.m.?: Bob Beach seconded. All voted in favor. **Motion Approved.**

The board agreed that Norman Smith, chair, would write up the decision as discussed during the deliberative session and that the board would review and vote on the decision at the August meeting.

Adjournment: Mike Delaney made a motion to adjourn at 8:10 p.m.? Diane Nadon seconded. All voted in favor. **Motion approved.**

Respectfully submitted,
Mike Delaney and Bonnie Barnes