

DRAFT Minutes Approved on: Nov. 3, 2021

Zoning Board of Adjustment
Town of Ferrisburgh, VT

Minutes for meeting of October 6, 2021

Note: This meeting was conducted remotely and in-person at the Town Hall. Some participants joined the meeting through a Zoom online meeting.

Members present: Norm Smith (Chair), Dave Mentzer (Vice Chair), Diane Nadon, Katie Quinn, John Paul, Mike Delaney, Bob Beach **Members absent:** None

Town official present: Bonnie Barnes, Zoning Administrator, Robyn King, Minute Taker

Participants present: Chris Cullen, Bruce Uvanni

Approval of minutes from September 1 Norm Smith called the meeting to order at 7:00 pm and with no questions or revisions, ***John Paul made a motion to approve the minutes, which was seconded by Dave Mentzer and the motion passed unanimously.***

Application No. 21-139 (Cullen) to add second floor with no changed footprint; property ID #99/99/99.006; 217 Shore Road, Shoreland (SD-2) district; conditional use

Mr. Chris Cullen was present to speak to the application and explained that there was a rough sketch of the existing conditions and what would be changed and that there would be an addition that is in compliance with Long Point regulations. Mr. Cullen noted that they would be adding a floor, which would include the addition of windows and an expanded view of the lake. Mr. Cullen noted that the addition would be natural wooded tones to blend into the landscape.

Norm Smith asked about the deck encroachment, and Mr. Cullen noted that there was currently a deck present and pointed out features that were included on the map to clarify the location of the deck. Katie Quinn asked if the addition would be simply vertical, and Mr. Cullen noted there would be no changed to the footprint and there would be a second floor with stairs in the middle of the structure. Katie Quinn asked if it was going to be living space, and Mr. Cullen noted the primary bedrooms will be upstairs and there will be one new bathroom but no new bedrooms. Diane Nadon asked about a previous application for this property and Mr. Cullen explained this was a different application and the previous application was unsuitable for the lot and not favorable in the neighborhood.

Mr. Bruce Uvanni was present to speak to the application as a representative of a neighbor but noted there were no concerns. Dave Mentzer asked about exterior lighting, and Mr. Cullen noted there was no additional exterior lighting planned.

There being no further questions, ***John Paul moved to close the public hearing, which was seconded by Katie Quinn and the motion passed unanimously. The public hearing***

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Minutes Approved on: _____ closed at 7:08 pm. Dave Mentzer made a motion to approve the application as submitted with the condition that if there was any exterior lighting added, it would be full cutoff fixtures only which was seconded by Mike Delaney and the motion passed unanimously.

Other Business

There was a question regarding the Comeau application raised for the Board members on how many units were allowed on the site. It was clarified that current zoning regulations would allow for someone to have an additional visitor travel trailer on the lot for a period of no longer than 14 days in any 30-day period. It was noted that in theory, this meant that someone could have the travel trailer on site for 29 days in a 60-day period.

There was discussion over the structure of the search for a new Zoning Administrator and how that position may move forward.

Adjournment

There being no further business, Bob Beach made a motion to adjourn, which was seconded by John Paul and the motion passed unanimously. The meeting was adjourned at 7:16 pm.

