

Zoning Board of Adjustment
Town of Ferrisburgh, Vt.

DRAFT – Minutes for meeting of November 2, 2016

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

Town official present: Ken Wheeling, zoning administrator.

Visitors: Margaret Brakeley, William Brakeley, Diane Stein, Ed Stein, Peter Voorhees, Peter Welch, Maja Zimmerman.

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

Approval of minutes from October 5, 2016: John Paul made a motion to approve the minutes from October 5, 2016, as submitted. Dave Mentzer seconded. Bob Beach, Dave Mentzer, Norm Smith and Charlene Stavenow voted in favor. Mike Delaney abstained.
Motion approved.

Charlene Stavenow noted that since not all applicants were present as the meeting got under way, the hearings would be taken up in the order in which applicants appeared, rather than the order on the published meeting agenda.

HEARING No. 1

Application 16-119. Application by William and Margaret Brakeley for a Conditional Use Permit to remove a 205-square-foot deck and replace it with a 242-square-foot deck with railings. The property is located at 14 Shore Point Road in the SD-2 District, identified in the Town of Ferrisburgh tax maps as parcel 99/99/99.027.

Charlene Stavenow opened the hearing at 7:05 p.m. William and Margaret Brakeley were present to speak for the application. They said they had owned the property for 30 years, and had received a permit when they first purchased the parcel to build a 245-square-foot deck. They had built the existing, smaller deck then, but now wanted to replace it with a slightly larger deck. Charlene Stavenow said that the Long Point Corporation and the state had signed off on the project. The Brakeleys said the deck would not be enclosed.

Mike Delaney made a motion to close the hearing at 7:10 p.m. Dave Mentzer seconded. All voted in favor. **Motion passed.**

Bob Beach made a motion to approve the application as presented, with the condition that the porch not be enclosed. John Paul seconded. All voted in favor. **Motion passed.**

HEARING No. 2

Application 16-125

Application by Ed and Diane Stein for a Conditional Use Permit to construct a replacement cottage, with additions, on their parcel at 75 Kimball Dock Road, in the SD-2 District. The property is identified in the Town of Ferrisburgh tax maps as parcel 19/20/33 & 34.

Charlene Stavenow opened the hearing at 7:15 p.m. Property owners Ed and Diane Stein and builder Peter Welch were present to speak for the application. Their plan is to take down an existing cottage and replace it with a new cottage on approximately the same footprint. They shared with the board designs for the cottage and site plans showing the location.

Charlene Stavenow noted that neighboring property owner Donald Foss had sent a letter to the board with several questions about the project. The Steins also received the letter and said they had no problem adjusting the project to address the issues raised by Foss. They said Foss had asked whether the new cottage would be on the same footprint, and no closer to his property. He also wanted to make sure no blasting would be involved. The Steins told board members that they would make sure the new building was no closer to the property line, and that no blasting would take place. They hope to excavate space under the new cottage to make room for utilities, but will remove material with an excavator rather than with blasting or hammering. They said they would not have a full basement unless material could be easily removed to make that possible.

In answer to questions from board members, the Steins and Welch said: the height of the new cottage would be about 33 feet, three feet higher than the existing cottage; the siding would be cedar shakes or clapboards; the roof would be either asphalt shingles or metal; contouring of the lot would be used to direct water away from the new cottage and from the neighbor's lot; exterior lighting would be minimal and downcast; the property would use the existing septic system, which was installed just a few years ago; the work would not begin until September 2017; and the owners do not yet have a shoreland permit from the state.

Norm Smith made a motion to close the hearing at 7:45 p.m. John Paul seconded. All voted in favor. **Motion passed.**

Bob Beach made a motion to accept the application, with conditions, including that the owners: provide details on materials and finishes; submit a lighting plan; provide a description of the septic system and a copy of the permit; make sure that a shoreland permit from the state is in place; and provide assurance that they would work with their neighbor to address his questions about the project. Beach also said the owners should be able to provide their neighbor with a plan showing exactly what the new cottage will look like at least a couple of months ahead of the start of construction, and that they should

come back to the board if there are any major changes to the project. Norm Smith seconded. All voted in favor. **Motion passed.**

HEARING No. 3

Application 16-123

Application by Maja Zimmerman and Peter Voorhees for a Conditional Use Permit to enclose a small covered porch at the rear of their camp at 251 East Road on Long Point. The property is in the SD-2 District and is identified in the Town of Ferrisburgh tax maps as parcel 99/99/99.054.

Charlene Stavenow opened the hearing at 7:50 p.m. Maja Zimmerman and Peter Voorhees were present to speak for the application. They described the project at their recently purchased camp on Long Point, which will basically involve extending a wall to enclose a small additional area of an existing covered porch.

John Paul made a motion to close the hearing at 7:55 p.m. Norm Smith seconded. All voted in favor. **Motion passed.**

John Paul made a motion to approve the application as submitted. Dave Mentzer seconded. All voted in favor. **Motion passed.**

Bob Beach made a motion to adjourn at 8 p.m. Dave Mentzer seconded. All voted in favor. **Motion approved.**

Respectfully submitted,

Tim Etchells