

Ferrisburgh Zoning Board of Adjustment
February 4, 2026, 7:00 P.M.

*This is a hybrid meeting, held in-person at the
Ferrisburgh Town Offices, 3279 Route 7, and remotely using the Zoom link below.*

1. **7:00 P.M.** Call regular meeting to order and determine quorum.
2. Adjustments to and adoption of the agenda.
3. Meeting Minutes - Review and approve draft minutes from January 7, 2026, meeting.
4. Brief update on draft revisions to Land Use Regulations (Jean Richardson).
5. **PUBLIC HEARING: Application Number 25-128:** Amend approved permit #08-73 to allow installation of kitchen in existing guest house; change use of existing guest house to 1-bedroom accessory dwelling; and add short-term rental use to the existing main house and existing guest house; Applicants: Kirsten & William Brashares; 2130 Button Bay Road; Parcel ID number 13/01/51.3; Shoreland District (SD-2) & Rural Residential District (RR-2); Conditional Use.
6. **PUBLIC HEARING: Application Number 26-004:** Add 15-space parking lot with stormwater treatment and remove/restore portion of existing impervious private road; Applicant: Vermont Department of Forests, Parks, and Recreation; 787 Kingland Bay State Park Road; Parcel ID number 04/01/34; Shoreland District (SD-2), Conservation District (CON-25), & Rural Agricultural District (RA-5); Conditional Use.
7. **PUBLIC HEARING: Application Number 26-001:** Amend approved permit #25-091 to alter the roof geometry of the five commercial buildings; Applicant: Vermont Toy Storage, LLC; 270 Legacy Lane; Parcel ID number 05/01/44.11 Lots 2 and 3; Highway Mixed-Use District (HMU-2); Conditional Use.
8. **PUBLIC HEARING: Application Number 26-002:** Amend approved permit #25-091 to allow outdoor storage until all five proposed commercial buildings are completed; Applicant: Vermont Toy Storage, LLC; 270 Legacy Lane; Parcel ID number 05/01/44.11 Lots 2 and 3; Highway Mixed-Use District (HMU-2); Conditional Use.
9. **PUBLIC HEARING: Application Number 26-003:** Amend approved permit #25-091 to add professional, personal, office, and/or service uses; Applicant: Vermont Toy Storage, LLC; 270 Legacy Lane; Parcel ID number 05/01/44.11 Lots 2 and 3; Highway Mixed-Use District (HMU-2); Conditional Use.
10. Public comment
11. Other business
12. Confirmation of next meetings and events of interest:
 - a. Wednesday, March 4, 2026, at 7:00 p.m. - regular monthly ZBA meeting
13. Adjourn

(continued on next page)

Files for the above hearings are available for inspection at the Town Clerk's Office. Persons wishing to appear and be heard may do so in person or be represented by an agent or an attorney. Communications about the above hearings may also be filed in writing with the Board or the Zoning Administrator.

PLEASE NOTE:

Participation in the local proceeding is a prerequisite to the right to take any subsequent appeal.

Instructions and direct link for joining Zoom meeting:

<https://us02web.zoom.us/join/87624245610?signature=ZBH6-plbrOAqqg5E1Hy5aS7ciosuAOy8KM7pU6xKOU>

Or go to: [Zoom.com](https://zoom.us), select "Meet" from top menu bar, then "Join a Meeting"

Or join by phone: +1 646 558 8656

Meeting ID: 876 2424 5610

Passcode: 497925