

Jan. 5, 2021

Zoning Board of Adjustment
Town of Ferrisburgh, VT

Minutes for meeting of December 1, 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, Bob Beach
Members absent: Mike Delaney

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

Participants present: Richard and Laurinda Solomon, Kevin Barber, Carl Cole

Approval of minutes from November 3. Norm Smith called the meeting to order at 7:02 pm and asked if Board Members had the opportunity to review the minutes. Katie Quinn noted that John Pizzagalli's name was spelled incorrectly. There being no other adjustments requested, John Paul made a motion to approve the minutes, which was seconded by Katie Quinn and the motion passed unanimously.

Application No. 21-168 (Solomon) for conversion to year-round occupancy; property ID #12101105; 964 Arnold Bay Road; Shoreland (SD-2) district; conditional use.

Richard Solomon was present to speak to the application and noted that they had sold their home in Williston and intended to live at this property year-round and had been renovating the property as such. Norm Smith asked if they owned both lots shown in the application, and Mr. Solomon answered affirmatively. Laurinda Solomon explained that they were looking to convert the cottage into a durable house. Mr. Solomon explained they had been through state wastewater review and permits to upgrade the septic system. Mr. Solomon noted that they had upgraded the mound and upon building a new structure they would put in a 1,000-gallon tank for an upgraded home.

Katie Quinn asked if they were going to take down the current building and rebuild and Mr. Solomon noted they were talking to builders and others including State Shoreland Protection and there were different options they were considering including rebuilding on the same footprint or rebuilding on a different location or reducing the size of the current structure, but they did not have final plans. Dave Mentzer asked if they were asking to occupy the structure year-round at this point, and Mr. Solomon confirmed and explained they currently do not have other options and had already been occupying the structure but had been advised to submit an application to the Zoning Board of Adjustment.

Dave Mentzer noted this was straightforward and that if there was future development, they would need to reappear in front of the Board. Norm Smith explained that they did have the wastewater permit on file. Mr. Solomon noted that he appreciated Bonnie's guidance throughout the process.

There being no further questions, Dave Mentzer made a motion to close the public hearing which was seconded by Diane Nadon and the motion passed unanimously. The public hearing at 7:09 pm. Dave Mentzer made a motion to approve the

application as submitted, which was seconded by Katie Quinn and the motion passed unanimously.

Application No. 21-151 (Barber) for storage shed without required setbacks; property ID #99199199.122, 82 North Road, Shoreland (SD-2) district, waiver, recessed from November 3 hearing.

Kevin Barber was present to speak to the application and explained that he would like to put a shed at his property and that he understood that he could not place a shed within ten feet of the neighboring property. Mr. Barber noted the shed would be located adjacent to his neighbor's 6 foot fence and the proposal has already gone through the Long Point Association review. Mr. Barber explained that the shed would not cause a disturbance and he planned to mitigate any stormwater runoff as to not affect the adjacent property. Mr. Barber noted the shed would store garden tools and other lawn equipment.

Norm Smith asked about the siting of the shed. Mr. Barber noted that the shed would be sited about a foot away from the fence and there would be a tree between the shed and the fence. Norm Smith asked if there had been any comments from neighbors. Mr. Barber explained he had sent a few emails as well as reiterating that this proposal had gone through Long Point Association review and there were no responses and explained that with past applications, neighbors had been responsive if there were concerns.

Norm Smith asked if there was a letter from Long Point Association with an approval. Mr. Barber noted that he had put in this application to the Long Point Association for review, but he was looking to get approval from the Zoning Board of Adjustment before there could be official approval from the Long Point Association and did not realize that the Long Point Association approval should have been documented, given that he missed the last Zoning Board of Adjustment meeting. Norm Smith explained that the Board usually likes to have the Long Point Association's approval letter in the file before approving. Mr. Barber committed to sending the documentation associated with the Long Point Association review and approval immediately after the meeting.

Katie Quinn asked if the shed would be built or pre-made, and Mr. Barber explained that it is a pre-made shed that will need to be assembled on-site.

There being no further questions, Katie Quinn moved to close the public hearing, which was seconded by Diane Nadon and the public hearing closed at 7:14 pm. Bob Beach moved to approve the application as presented and Dave Mentzer added that the copy of the Long Point Association decision would be included. The motion was seconded by Diane Nadon and the motion passed unanimously

Other Business

There was discussion of the recruitment process to fill the position of Zoning Administrator, with Bonnie Barnes giving some updates.

Adjournment

There being no further business, Diane Nadon made a motion to adjourn the meeting, which was seconded by Dave Mentzer and the motion passed unanimously. The meeting adjourned at 7:20 pm.