

MINUTES APPROVED ON:
Feb.7, 2024

**TOWN OF FERRISBURGH
ZONING BOARD OF ADJUSTMENT
MINUTES
WEDNESDAY January 3, 2024
At Town Offices and on Zoom**

Members Present: Norm Smith (Chair); Dave Mentzer (Vice Chair); Diane Nadon; Katie Quinn; Mike Delaney; John Paul; Bob Beach

Members Absent: None

Minute Taker: Steven True, ZA

Town staff present: Steven True,
ZA.

Applicants present: Mr. Peter Eastman via Zoom

Others present: None

1. Meeting was called to order at 7:01 pm by Norm Smith, and Quorum determined.

Minutes of December 6th, 2023 were reviewed and it was noted by Diane Nadon that the minutes were missing application numbers, having 'x' for place holders. Steven True noted that that had been corrected and the corrected version was posted online. Katie Quinn noted a typo in the second paragraph of Application No. 23-113. With those modifications, Diane Nadon moved to approve the minutes, with Katie Quinn seconding the motion. All in Favor.

2. **PUBLIC HEARING: Application No, 23-120 (Mr. R. Eastman) Single Family Home Shoreland; property ID#: 99/99/99.113; 238 North Road; Shoreland (SD-2) district; conditional use *Continuation of hearing opened December 6th*.**

Mr. Peter Eastman speaks to the application. The building project is to improve and expand the building's second floor, all of which will happen within the buildings existing footprint. Diane Nadon asks if the property is at Long Point. Norm Smith confirms and notes the letter of approval from the Long Point HOA in the applicant's application materials. Dave Mentzer asks about the height of expanded 2nd floor. Mr. Eastman answers 23'7". Dave Mentzer asks about lighting. Mr. Eastman answers that no additional lighting is proposed. When asked about a light above the 2nd floor balcony by Katie Quinn, Mr. Eastman replied that there would possibly be a downlight installed at the level of the eave above the balcony. Norm Smith confirmed there were no members of the public present to speak to the application.

MOTION was made by Mike Delaney to close the public hearing, which was seconded by Diane Nadon.

VOTE: All in favor. Public hearing closed at 7:15 pm.

MOTION was made by Dave Mentzer to approve the application as submitted which was seconded by Katie Quinn.

VOTE: All in favor, motion passes.

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3. Other Business

- a. Bob Beach discusses an upcoming presentation by Peter Stevens of Big Barn Home at the next regular meeting of the Planning Commission, Wednesday January 17th about an upcoming mixed-use development.
- b. The Zoning Administrator discusses two upcoming sketch plans coming up before the Planning Commission that may require Site Plan Review by the Zoning Board of Adjustment.

4. Meeting Adjourned at 7:30 pm: on MOTION of Diane Nadon seconded by Katie Quinn.

5. Next Meeting: February 7th, 2024 at 7 pm.

