

DRAFT MINUTES

APPROVED ON: JANUARY 3rd, 2024

**TOWN OF FERRISBURGH
ZONING BOARD OF ADJUSTMENT
MINUTES**

WEDNESDAY December 6 2023

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: Robyn King

Town staff present: Steven True, ZA.

Applicants present: Dan Berry, Mark Franceschetti

Others present: None

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

Minutes of October 4, 2023 were reviewed and it was noted by Katie Quinn that the minutes indicated there was a flower business adjacent to the property being reviewed but it was a wood flower business and suggested modification. It was also noted that the Eriksen's were present at the meeting. With those modifications, Katie Quinn moved to approve the minutes, with Dave Mentzer seconding the motion and John Paul abstaining.

2. All in Favor.

3. **PUBLIC HEARING: Application No. 23-113 (Mr. J. Kirsch) Single Family Home Shoreland; property ID#: 99/99/99.16; 204 Annex Road; Shoreland (SD-2) district; conditional use**

STAFF REPORT: Steven True indicated for the record that the agenda and warning indicated the application was for 204 Annex Road instead of 206 Annex Road. Steven True also noted that within the application package was an approval from Long Point Association.

Dan Berry was present on behalf of the applicant and indicated that there was a camp that was planned to be taken down and rebuilt in the same footprint, but one side would make the total square footage a little smaller as there would be increased distance from the ledge on site. Mr. Berry also indicated that one section would have a second story which goes to the height limits and that while the septic has not failed, a new system would be installed. Norm Smith noted that the septic system was outside of the jurisdiction of the Zoning Board of Appeals. Mr. Berry indicated that a state permit had been issued and he thought it had been sent along, with Steven True noting that he would not be able to issue a certificate of occupancy without a copy of the approved permit.

Dave Mentzer asked about the building height, and the applicant stated that Longpoint Association rules were 26 feet from the bottom of the foundation to the peak of the roof, and that while the drawings showed 29 feet it was measured from the ground. Dave Mentzer noted that the Town regulations were 35 feet high and this application was within those bounds. Dave

Mentzer asked about the retaining wall and deck. Dan Berry confirmed that a new set of plans had been sent along that do not include the retaining wall which is what the state had reviewed. Dave Mentzer confirmed with the applicant that the tank would sit in the same location as the pre-existing tank.

Dave Mentzer asked about exterior lighting with the applicant confirming that no more lighting than what currently exists is in the plan and explained the orientation of the lighting. Mr. Berry further clarified that they were planning on vinyl siding with asphalt roofing. Norm Smith confirmed that there were no members of the audience with questions.

MOTION was made by Katie Quinn to close the public hearing, which was seconded by Diane Nadon.

VOTE: All in favor. Public hearing closed at 7:16 pm.

MOTION was made by Dave Mentzer to approve the application as submitted with the condition that all lighting be full cutoff fixtures and that the plans that were presented at the meeting would be what the permit is based on, which was seconded by Diane Nadon.

VOTE: All in favor, motion passes.

4. **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**

Steven True indicated that the applicant might have the day of the meeting confused. Norm Smith opened the matter naming that the applicant was not present.

MOTION was made by Diane Nadon to continue the hearing to the next meeting which was seconded by Bob Beach.

VOTE: All in favor, hearing continued.

5. **PUBLIC HEARING: Application No. 23-107 (Mr. M. Franceschetti) Additional Self-Storage Units; property ID#: 18/21/71; 6866 US-7; Highway Mixed Use (HMU-2) district; conditional use. Continuation of Public Hearing opened October 4th**

Norm Smith introduced the application and asked the applicant about the nature of the proposal. Mark Franceschetti indicated that he is planning to add to buildings on the property and that this proposal related to lot coverage on a conditional use. Norm Smith asked if the additions would be to the two larger buildings shown on the plan. Mr. Franceschetti indicated his plans evolved after he had done more measurements on the property and assessed available space. Dave Mentzer confirmed that the proposal was to add to the two longer southern buildings, with a bump out around these buildings.

Steven True noted that the surveys lacked the size of the extensions, with Mr. Franceschetti indicating they would be 30 feet and noting that he was unsure of the Board having the accurate proposal materials with changes submitted. It was confirmed that the plan in front of the Board was for two 30-foot extensions which did not match what was written on the application, which was for three 30-foot extensions. Steven true noted that Mr. Franceschetti should amend the application in writing by filling out another application form, updating the verbiage and description which can be attached to the current application. Norm Smith confirmed there were no members of the public present to speak to the application.

MOTION made by Dave Mentzer to close the public hearing, seconded by Mike Delaney.

VOTE: All in favor. Public hearing ends at 7:35 pm.

MOTION made by Dave Mentzer to approve the application as submitted with the amended survey that shows building additions as well as parking additions, with a condition that all exterior building, paving, and lighting will match the existing conditions and that the applicant will amend the application submitted to match the record as intended for two 30-foot additions on the 180 foot long buildings with 30 feet of paving. The motions was seconded by Katie Quinn.

VOTE: All in favor, motion carries.

6. **Meeting Adjourned at 7:37 pm:** on MOTION of Diane Nadon seconded by Katie Quinn.
7. **Next Meeting:** January 3rd, 2024, at 7 pm.