

**MINUTES**

**APPROVED ON:** June 7, 2023

**TOWN OF FERRISBURGH  
ZONING BOARD OF ADJUSTMENT  
MINUTES  
WEDNESDAY May 3, 2023  
At Town Offices and on Zoom**

**Members Present:** Norm Smith (Chair); Diane Nadon, Katie Quinn; Mike Delaney; John Paul; Bob Beach

**Members Absent:** Dave Mentzer (Vice Chair)

**Minute Taker:** Robyn King

**Town staff present:** Steven True, ZA.

**Applicants present:** Erik Andrus

**Others present:** Bonnie Barnes, Planning Commission

1. The meeting was called to order at 7:03 pm by Norm Smith, and Quorum determined.

Minutes of April 5<sup>th</sup> were reviewed, and it was noted by Katie Quinn that there was a name missing. There was consensus that the missing name was Mr. Brownell. With that modification, Bob Beach moved to approve the minutes with the adjustment noted, with Diane Nadon seconding the motion.

2. All in Favor.

3. **Application No. 23-029 (E Andrus) Change of Use; property ID #: 15/02/02.126; 2756 Burroughs Farm Road; Rural Agricultural (RA-5) district; conditional use**

STAFF REPORT: Norm Smith introduced the application and noted that Mr. Andrus was present to speak to the application.

Erik Andrus explained that he operated a commercial bakery in his outbuilding since 2007 and would like to wind down operations and convert part of the building to be an accessory dwelling unit. Mr. Andrus noted that the building was part machine shop, part storage and there was an area with a plumbing hookup, water connections, and had hosted a bakery space and storage. Mr. Andrus noted he would like to convert this space into a 750 square foot apartment. Norm Smith asked how many bedrooms there would be, and Mr. Andrus noted only one. Norm Smith asked if this might be a short-term rental, and Mr. Andrus indicated that this would be a long-term lease to a resident of Vergennes who he is acquainted with.

Mike Delaney asked about the septic system and Mr. Andrus indicated that he needed to hire an engineer to reconfigure water use, but that there are ample water allowances on site. Steven True asked if there was confirmation from an engineer that this was feasible, and Mr. Andrus indicated that there were conversations about feasibility, but it has not been formally confirmed. Mike Delaney asked if there would be changes to the exterior, and Mr. Andrus indicated that the building was 40 feet by 80 feet and that he was making minor changes to the exterior over time but unrelated to this project. Bonnie Barnes expressed support for the project, and it was noted that there would need to be a copy of the state wastewater permit for

the file. Steven True remarked that this would be a permissible use and there was an interest in this being reviewed by the Zoning Board of Adjustment. There was discussion of current operations on the site, including the rice growing operation.

**MOTION** was made by John Paul to close the public hearing, which was seconded by Diane Nadon.

**VOTE:** All in favor. Public hearing closed at 7:19 pm.

**MOTION** was made by Mike Delaney to approve the application as presented subject to obtaining the state wastewater permit which was seconded by Norm Smith.

**VOTE:** All in favor, motion passes.

**4. Application No. 23-012 (R. Donovan) Short Term Rental; property ID#: 18/20/53;718 Old Hollow Road; North Ferrisburgh Village (NVFVD) district; conditional use *continued*.**

STAFF REPORT: Steven True indicated the applicant was interested in continuing the application.

Norm Smith noted that the Board would grant flexibility for this to be considered, but that they could not continue the application indefinitely. Steven True noted that he would communicate to the applicant that they would need a parking plan and there was interest in a site visit. It was discussed that the parking plan would need to address green parking standards as noted in the zoning laws. Norm Smith indicated that the neighborhood concern focused on parking in the right-of-way.

**MOTION** was made by Norm Smith to continue the public hearing which was seconded by Bob Beach.

**VOTE:** All in Favor, motion passes.

**5. Meeting Adjourned at 7:23 pm:** on MOTION of Katie Quinn seconded by Diane Nadon.

**6. Next Meeting:** June 7th at 7:00 pm.