

DRAFT Minutes

Approved on: July 6, 2022

Zoning Board of Adjustment

Town of Ferrisburgh, VT

Minutes for meeting of June 1, 2022

Note: This meeting was conducted both in person and remotely. Some participants joined the meeting through a Zoom online connection, while others attended in person.

Members present: Norman Smith (Chair), Bob Beach, Mike Delaney, John Paul, Katie Quinn. **Members absent:** David Mentzer, Diane Nadon. **Minute Taker:** Anne Audy.

Town officials present: Steven True (Zoning Administrator)

Participants present (in person): Peter Welch, Rebecca Rey.

Participants present (via Zoom): None.

Meeting called to order at 7:08 pm by Norman Smith

Meeting start was delayed due to technical difficulties with Zoom.

Minutes approval from May 4th, 2022 meeting: Bob Beach motioned to accept the minutes. Seconded by John Paul. All in favor.

Application # 22-025 (J. Sullivan) Construction of a Single-Family Home and Garage; property ID#19/20/41; 791 Kimball Dock Rd; Shoreline (SD-2) district; conditional use; non-conforming lot.

(7:09 pm)

Peter Welch and Rebecca Rey were present. Norman Smith asked the applicant to clarify that the current issue is the front setback is not sufficient. It should be 80 feet and the applicant is asking for a waiver of the dimension requirements as the lot is small, so the front yard would line up with the neighboring cottage, approximately 60 feet from the lake. Section 10.11 of The Ferrisburgh Land Use Regulations was referenced.

Norman Smith inquired whether the applicant owns the right of way. Peter Welch confirmed that it is a private road and the applicant owns the land to the middle.

Katie Quinn asked if the conservation committee weighed in at all. Steven said that Craig Heindel did not submit any comments. Katie Quinn commented that she is surprised the

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Conservation Commission has not weighed in on the garage. Norman commented that the lot is currently vacant.

Bob Beach noted that a shoreland permit and wastewater permit will be needed. Norman clarified that this application is for an allowed use, conforms with the town plan, conforms to the character of the land, the lakeside will align with neighboring cottages, and it is reasonable. Jean Paul added that for that area, the spacing is typical.

Bob Beach asked the applicant to comment on the foundation. Peter Welch stated that the cottage will be built on ledge. There will be no blasting, they will peel back whatever comes back, then build the foundation on the ledge.

Norman Smith brought up the usual condition of indirect or downcast lighting.

Mike Delaney pointed out the need to discuss trees. A lot will have to be taken out for construction and that many will be potential hazards.

Peter Welch stated that if you mark off 10 feet around the foundation, trees would be cleared within that space because it is an overgrown lot with trees that are past maturity.

Steven noted that the shoreland permit process speaks to trees. If we are going to make a shoreland permit part of the conditions, we do not need to address them here.

Bob Beach asked if the garage is part of the shoreland. Rebecca noted that there should be a line on the plan and that the garage is further back. The well will also be set back in the corner of the property.

Norman Smith asked the applicant to confirm that the garage will be just a garage, not a living space. Rebecca Rey clarified that there is a second floor but no bedroom. Mike Delaney asked if there will be water going into the garage. Peter Welch said there will be.

Discussion followed on the orientation of the maps and plan for basement design based on what the findings are for ledge.

Mike Delaney addressed the applicant's plan for siding and roofing. Rebecca Rey said she is planning on wooden siding and architectural or standing seam metal roofing. Mike Delaney clarified that this means natural or stained wood.

Bob Beach asked if a path would be cut for the garage. Rebecca Rey said that it will be a boat garage so it needs a full driveway. Bob Beach inquired whether they will clear for side access on the garage. Rebecca said they will not clear the side, only the front.

Norman Smith asks if the lot will be clear cut. Rebecca says they will not.

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Norman Smith asked for a motion to approve the application subject to the following conditions:

- full cutoff lights around the perimeter
- the basement will be on existing ledge, no blasting
- the garage will not have a bedroom in it
- trees will only be removed if necessary for the garage and well
- must file wastewater permit and shoreland permit with the town

No public comment.

Bob Beach moved to approve the plan with the aforementioned conditions; seconded by Mike Delaney; **motion passed unanimously.**

Application for a waiver approved on June 1, 2022.

Katie Quinn made a motion to adjourn; Mike Delaney seconded; all were in favor.

Meeting is adjourned at 7:24 pm.

The next meeting of the Zoning Board of Adjustment is scheduled for July 6, 2022.