

Minutes

Approved on: June 1, 2022

Zoning Board of Adjustment

Town of Ferrisburgh, VT

Minutes for meeting of May 4th, 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: Bob Beach, Mike Delaney, David Mentzer, Diane Nadon, John Paul, Katie Quinn. **Members absent:** Norman Smith (Chair). **Minute Taker:** Anne Audy.

Town officials present: Steven True (Zoning Administrator).

Participants present (in person): Marcel Brunet, Peter Welch, Matthew Buskey.

Participants present (via Zoom): None.

Meeting called to order at 7:00 pm by David Mentzer.

Minutes approval from April 6th, 2022, meeting:

April 6th, 2022, meeting minutes were amended as follows: Katie Quinn noted that Clark Hinsdale was present as both an applicant and as a member of the Selectboard and should thus be listed as a participant as well.

David Mentzer asked for a motion to accept the minutes from the prior meeting. Bob Beach made a motion to accept the minutes as amended by Katie Quinn. Diane Nadon seconded; all were in favor. Minutes are approved as corrected.

Application # 22-028 (M. Brunet) change of use from garage to living space; property ID #16/01/18.1; Rural Agricultural district (RA-5); conditional use

(7:07 pm)

Marcel Brunet has a one (1) acre parcel, an existing lot with a 32' x 60' shop/garage used for his business. Applicant seeks to change half of the garage to a primary dwelling with two bedrooms and two bathrooms; the applicant has an easement for septic on the property sold previously, as well as a septic design. Applicant has a right of way, not part of the lot.

Minutes

Approved on: June 1, 2022

David Mentzer asked if the applicant will continue to operate the business. Marcel Brunet confirmed he will use the property for business for about three years, then leave the business.

Diane Nadon inquired about any changes to the exterior of the garage. The applicant intends to put a dormer on the front and back of the garage, bump out the preexisting roof to put a bathroom and bedroom upstairs; and put in a kitchen downstairs. The footprint would not be expanded, would also like to add a 7' x 32' porch.

Diane Nadon asked about exterior lighting. Due to the dumpster business stipulations, there is currently no exterior lighting. Dumpsters were sold 1.5 years ago. The applicant intends to have a light by the front door and possibly under the front porch.

No public comment.

Mike Delaney motioned to close the public hearing at 7:16 pm; Diane Nadon seconded; motion passed unanimously.

The board members held discussion about change of use and which permits are present or need to be submitted.

Mike Delaney motioned to approve the sketch plan as presented with the conditions that 1) The applicant needs to obtain and provide a permit for septic from the state for the file and 2) The applicant confirm that any exterior lighting will be downcast. Seconded by Bob Beach. **Motion passed unanimously.**

Sketch plan approved on May 4th, 2022.

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.

(7:21 pm)

Peter Welch represented the applicant and described the application as adding two structures: a new cottage with two (2) bedrooms and a boat garage structure across the road, with no bedrooms. There is also a pre-existing cottage. The application is comprised of four (4) lots. The new cottage will utilize two (2) lots, the existing cottage will take one (1) lot and the boat garage across the road will use the other.

Bob Beach observed that the site plan does not include lot sizing. David Mentzer noted that it is less than 2 acres, and there are dimensions, but not total acreage listed on the

Minutes

Approved on: June 1, 2022

site plan. Peter Welch stated that it is 140-150 feet on the lake. Discussion followed about the actual acreage of the lots along with general site plan commentary.

Peter Welch addressed the proposed buildings within this application as follows: a two (2) bedroom cottage. No bedrooms in garage. Four lots. New cottage will take 2, existing cottage will take 1, boat garage across the road will take another.

The applicant is working with Larose for septic.

Bob Beach stated that he would like to see the property.

No public comment.

Bob Beach made a motion to recess until next month; Diane Nadon seconded; **motion passed unanimously.**

A site visit is scheduled for 6:00 pm on June 1st, 2022.

Written consent is needed from the applicant for representation.

Application review continued to next hearing on June 1st, 2022.

Application # 22-038 (A Buskey, M Buskey) Attached three (3) car garage w/storage above and shed-roof, lean-to; Property ID# 01/01/08.24; Shoreline (SD-2) district; conditional use; waiver

(7:44 pm)

The applicant, Matthew Buskey, seeks to add on a 3+ car garage/barn off the west side of the existing residence; markings were done in 2008 and has not been marked since. The addition will extend between 4'-10' beyond the current building envelope, possibly more with the shed roof. Will be 40' away from the road. Located in North Ferrisburgh, just North of the Hollow, off Mount Philo Road and down Highland Way. Garage will be 26' x 40' plus a 12' shed.

The board discussed the site plan with the applicant. It was determined that when the original house was built, it was rotated within the building envelope.

David Mentzer asked for clarification that this addition will T into the existing house and what is at the intersection of the T. Matthew Buskey said that it will abut to the mud room.

Minutes

Approved on: June 1, 2022

David Mentzer noted a discrepancy on the agenda versus the application. He also clarified that this application will require a waiver but not conditional use. He asked the applicant to determine whether there were alternate locations for the garage build. Matthew Buskey stated that there is a blank spot there on the house that was intended to have a garage and they are opting to build a large garage.

David Mentzer asked what the intended use of the shed will be. Matthew Buskey responded that it will include stalls for livestock, wood storage and machinery storage.

Bob Beach initiated discussion about setback and whether an ACT 250 permit will be required. Matthew Buskey was not aware of a need for an ACT 250 permit. He also noted that there are neighborhood covenants, and the applicant has not yet addressed the neighborhood review board.

No public comment.

Mike Delaney motioned to close the public hearing at 7:56 pm; Katie Quinn seconded; motion passed unanimously.

Bob Beach asked the applicant if they can fit the garage within the building envelope if that is what the covenants require. Discussion followed on other options for alternate location of the addition, building envelope conditions and the scope of a waiver. Steven True does not recall the covenant discussing the building envelope.

David Mentzer asked for a motion to approve the addition as submitted and grant a waiver for the front yard setback with the following conditions: 1) that the proposed construction does not encroach more than 35' from the center of the road; and 2) that documentation be submitted for the file that speaks to the potential covenant conditions and that the applicant will be in compliance.

John Paul moved to approve sketch plan as presented; seconded by Mike Delaney; **motion passed unanimously.**

Sketch plan approved on May 4th, 2022.

Other Business

None.

Katie Quinn made a motion to adjourn; Diane Nadon seconded; all are in favor.

Minutes

Approved on: June 1, 2022

Meeting is adjourned at 8:16 pm.

The next meeting of the Planning Commission is scheduled for June 1st, 2022.