

Zoning Board of Adjustment
Town of Ferrisburgh, Vt.

DRAFT – Minutes for meeting of November 1, 2017

Members present: Norm Smith (chair), Bob Beach, Mike Delaney, John Paul. **Absent:** Rayne Herzog, Dave Mentzer.

Town official present: Bonnie Barnes, zoning administrator.

Visitors: Carl Cole, Paul Eriksen, Mark Franceschetti, Addison Gibbs, Janet Gibbs, Glenn Griesser, Michael Hinsdale, Bob Rushford.

Norm Smith, chair, called the meeting to order at 7 p.m.

Approval of minutes from October 4, 2017: John Paul made a motion to approve the minutes of October 4, 2017, as submitted. Bob Beach seconded. All voted in favor. **Motion approved.**

HEARING No. 1

Application 17-121. Application by Janet Gibbs for a Conditional Use Permit to convert a seasonal camp to year-round use. The camp is at 24 South Road on Long Point in the Shoreland District (SD-2) and is identified in the Town of Ferrisburgh tax maps as parcel 99/99/99.085.

Norm Smith opened the hearing at 7:05 p.m. Janet Gibbs and Addison Gibbs were present to speak for the application.

Janet Gibbs said the 1921 cottage had been rebuilt in the 1990s with a full second floor. She said she hopes to live fulltime in the house when she gets older. She said the Long Point Corporation had approved the year-round conversion, and sent a letter to that effect to the town. She said her wastewater system, which was given a permit by the Vermont Department of Environmental Conservation for seasonal use in 2013, had recently been inspected and found to be capable of handling year-round use. The system will need to be approved for year-round use by the state.

Mike Delaney made a motion to close the public hearing at 7:08 p.m. John Paul seconded. All voted in favor. **Motion approved.**

Bob Beach made a motion to approve the application as submitted, subject to state approval of the septic system for year-round use. Mike Delaney seconded. All voted in favor. **Motion approved.**

HEARING No. 2

Application 17-122. Application by John Hoehl, doing business as Palmer’s Garage LLC, for a Conditional Use Permit to construct an accessory building behind the existing garage to store vehicles and parts. The 7.53-acre parcel on the west side of Route 7 in North Ferrisburgh is in the Highway Commercial District (HC-2) and is identified in the Town of Ferrisburgh tax maps as parcel 05/01/08.

Norm Smith opened the hearing at 7:10 p.m. John Hoehl and Glenn Greisser were present to speak for the application.

Hoehl said the project would involve a 60-foot by 120-foot storage building behind, or west of, the current Palmer’s Garage building. The new building would be about 325 feet from Route 7. He said it would be reached by an existing road on the south boundary of the property, and would be for use of the business, with no storage space rented to others. Responding to questions from board members, he said the building would have lights, but would not be lighted overnight, and would not have any bathrooms but would be set up for washing cars. Glenn Greisser pointed out this would be the second renewal of a permit originally granted in 2015 and renewed for the first time in 2016.

Mike Delaney made a motion to close the public hearing at 7:20 p.m. John Paul seconded. All voted in favor. **Motion approved.**

Bob Beach made a motion to approve the second renewal of the permit, with the requirement that the applicant make sure a more detailed plan for the building and its location was provided to the town. John Paul seconded. All voted in favor. **Motion approved.**

HEARING No. 3

Application 17-123. Application by Mark Franceschetti for a Conditional Use Permit to construct a self-storage facility at the southeast corner of Route 7 and Old Hollow Road in North Ferrisburgh. The applicant owns four parcels, totaling a bit more than 8 acres, on the east side of Route 7 in North Ferrisburgh in the Village District (VIL-2).

Norm Smith opened the hearing at 7:25 p.m. Mark Franceschetti, Carl Cole and Bob Rushford were present to speak for the application.

Carl Cole said this application was a follow-up to an earlier application for a similar project at the same location that was denied by the Zoning Board of Adjustment due to a question about ownership of the various lots. He said all four of the lots are now owned by a new LLC (limited liability corporation), which is in the process of being recorded by the town. He said there were some changes to the application, including a new site plan that includes

two buildings, oriented east and west, rather than the previous three buildings, oriented north and south. The buildings would be about as far from Route 7 and Old Hollow Road as is possible on the property. The two buildings would have about the same square footage as the previously proposed three-building complex. The landscaping plan would be similar, with trees and a fence to screen the new buildings from neighbors. The lighting would be downcast, on from dusk to dawn. The project will be called Peaceful Road Self Storage.

Neighboring property owner Paul Eriksen said he hoped a fence, proposed on the site plan to run west to east for the length of the buildings, could instead run the length of the boundary between his land and the project parcel, to provide better security for his business and Franceschetti's. Franceschetti said that would be fine with him. Eriksen said he had no other objections to the project. Neighbor Mike Hinsdale said he was concerned that there would not be a gate for the self-storage facility. He said for security reasons, he thought there should at least be a gate that could be latched. He said he had no other issues with the lighting and landscaping plans, and felt the project would be a relatively low-traffic use of the parcel.

Norm Smith thanked the neighbors for their input and said the board would take their concerns under consideration. Board members said they didn't think there was a need for a site visit. Norm Smith said the board would deliberate further about the project before reaching a decision.

John Paul made a motion to adjourn the meeting at 7:45 p.m. Bob Beach seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells