

Zoning Board of Adjustment
Town of Ferrisburgh, Vt.

FINAL – Minutes for meeting of August 7, 2019; approved September 4, 2019.

Members present: Norm Smith (chair), Bob Beach, Mike Delaney, Dave Mentzer, Diane Nadon, Katie Quinn. **Absent:** John Paul.

Town official present: Bonnie Barnes, zoning administrator.

Visitors: Linda Gagnon, Ed Izzo, Christina Lane. **By phone:** Victor Vella.

Norm Smith called the meeting to order at 7:05 p.m.

Diane Nadon made a motion to approve the minutes of the meeting on July 10, 2019, as submitted. Mike Delaney seconded. Mike Delaney, Diane Nadon, Norm Smith and Dave Mentzer voted in favor. Bob Beach and Katie Quinn abstained. **Motion approved.**

Application No. 19-052 by Victor and Sally Vella for a waiver to replace an existing porch with a new, slightly larger porch at their home on Long Point, increasing the non-conformity of the property. The lot is at 283 East Road in the Rural Agricultural District (RA-5) and listed in Town of Ferrisburgh Tax Maps as parcel 99/99/99.056.

Norm Smith opened the hearing at 7:07 p.m. He called Victor Vella on a conference phone, who spoke for the application. Vella said the plan is to replace an old porch on the east side of the house, now in disrepair, with a new porch that runs the full length of the house and is four feet wider than the existing porch. There will also be a 3-foot by 10-foot deck with railing added to the east side of the porch. He said the project will include replacing the walls and the roof of the existing porch, but the roof height will be unchanged. He provided paperwork showing the project had been approved by the Long Point Corporation, and said there were no objections from his neighbors. The old porch is already closer to the property line than is allowed in the RA-5 District, making it a non-conforming lot. The new, larger porch would increase the level of non-conformity, which is why a waiver is required.

Bob Beach made a motion to close the hearing at 7:10 p.m. Mike Delaney seconded. All voted in favor. **Motion approved.** Dave Mentzer made a motion to approve the application as submitted. Diane Nadon seconded. All voted in favor. **Motion approved.**

Application No. 19-059 by Linda Gagnon for a Conditional Use Permit to operate an Airbnb short-term summer rental at her property on the lake. The property is at 952 Woods Road in the Shoreland District (SD-2) and listed in Town of Ferrisburgh Tax Maps as parcel 24/20/04.

Norm Smith opened the hearing at 7:10 p.m. Linda Gagnon was present to speak for the application. She said the plan is to use an existing building on the property, which includes a bedroom, sitting room and three-quarter bath, for an Airbnb short-term rental in the summer. She said there is sufficient space for parking on the property. She said the building is already connected to the camp's existing septic system and to the well. The plan, Gagnon

said, is to have no more than two people renting the space at a time, and it would always be at a time when family members were at the camp. She said neighbors had no objection, and one neighbor had written a letter in support of the plan.

Dave Mentzer made a motion to close the hearing at 7:15 p.m. Diane Nadon seconded. All voted in favor. **Motion approved.** Mike Delaney made a motion to approve the application as submitted. Diane Nadon seconded. Mike Delaney, Dave Mentzer, Diane Nadon, Katie Quinn and Norm Smith voted in favor. Bob Beach, a neighboring property owner, abstained. **Motion approved.**

Application No. 19-062 by William and Christina Lane for a Conditional Use Permit to operate a Home Occupation II, involving the conversion of a horse barn to a limited-hour antique store. The property is at 423 Monkton Road in the Rural Agricultural District (RA-5) and listed on the Town of Ferrisburgh Tax Maps as parcel 15/02/15.

Norm Smith opened the hearing at 7:17 p.m. Christina Lane was present to speak for the application. She said the barn was no longer being used for horses and she and her husband had decided to convert it into storage and sales space for antiques. She said her mother-in-law had been in the antique business for about 50 years in East Middlebury and had acquired a great deal of inventory, which would make up the largest part of what is sold at the Monkton Road business. She described it as primarily a new retirement job for her husband, William Lane. They envision the business as being open from 10 a.m. to 4 p.m., Thursday through Sunday, from May through November. She said they will be clearing brush around the barn and putting in an additional driveway, and plan to pour a slab inside the barn, which now has a dirt floor, to allow storage of furniture and other antiques. She said they expect most of the clientele to be antique dealers. Dave Mentzer said with the change in the use of the property, it would be prudent for the Lanes to be in touch with state fire safety officials to make sure they were doing what was required for the new business. Christina Lane said there had been no objections from their neighbors to the new business, and that they hoped to open in the spring of 2020.

Bob Beach made a motion to close the hearing at 7:25 p.m. Mike Delaney seconded. All voted in favor. **Motion approved.** Bob Beach made a motion to approve the application as submitted. Diane Nadon seconded. All voted in favor. **Motion approved.**

Application No. 19-063 by Edmund B. Izzo for a Conditional Use Permit to add a screened porch and a 10-foot by 38-foot addition to their home. The property is at 276 Summer Point Lane in the Shoreland District (SD-2) and listed on the Town of Ferrisburgh Tax Maps as parcel 19/20/01.

Norm Smith opened the hearing at 7:26 p.m. Ed Izzo was present to speak for the application. He said the project will involve adding a 16-foot by 19-foot screened porch on the west side of the existing building, and a 10-foot by 38-foot addition, the full width of the house, on the east side of the building. That addition would allow updating bathrooms and increasing the size of existing bedrooms. Neither addition, he said, would involve encroaching on property setbacks. In response to questions from board members, he said the additions would be built with materials that match the current siding and roofing. He

said there might be one new exterior light at a new entryway to the house, but that it would be downcast.

Diane Nadon made a motion to close the public hearing at 7:34. Katie Quinn seconded. All voted in favor. **Motion approved.** Dave Mentzer made a motion to approve the application as submitted, with the condition that any additional exterior lighting be downcast. Bob Beach seconded. All voted in favor. **Motion approved.**

Other business

Bonnie Barnes, zoning administrator, said her decision to approve the building of a shed by a Ferrisburgh property owner was being appealed by a neighbor, which requires the Zoning Board of Adjustment to schedule a hearing within 45 days. The board decided to hold the meeting at its regularly scheduled meeting on September 4, 2019.

Barnes also said the shape of the building now going up on the Town & Country Homes lot on Route 7 was described as a rectangle in their approved permit, but now is an L-shaped building. Board members said the change seemed to be minor, and that the size of the building was actually smaller than originally envisioned. They said the change would not require Town & Country to return to the zoning board, but did suggest they ask for approval of any further changes in the project's layout. Board members said they were impressed with the work that had gone into repairing and restoring the barn on the property.

Bob Beach made a motion to adjourn the meeting at 7:42 p.m. Katie Quinn seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells