

Zoning Board of Adjustment
Town of Ferrisburgh, Vt.

FINAL – Minutes for meeting of December 4, 2019; approved January 8, 2020.

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

Town official present: Bonnie Barnes, zoning administrator.

Visitors: Scott Baker, Dennis Boggs, Bill Brakeley, Janet Gibbs, Craig Heindel, Paula Higbee, Andy Husk, Tom Spencer.

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

The board approved the minutes of the meeting on November 6, 2019.

Application No. 19-103 by Bill Brakeley for a Conditional Use Permit for a second-floor addition to a camp at 14 Shore Point Road on Long Point. The lot is in the Shoreland District (SD-2) and listed on Town of Ferrisburgh Tax Maps as parcel 99/99/99.027.

Norm Smith opened the hearing at 7:05 p.m. Bill Brakeley was present to speak for the application, which was first presented at the November 6 meeting; because it was not on the agenda for that meeting, a vote on the application had to wait for the December meeting. Brakeley said the addition had the approval of the Long Point Corporation. He said the materials used for the addition would match those in the existing camp, and no new lighting was planned. John Paul made a motion to close the public hearing at 7:08 p.m. Diane Nadon seconded. All voted in favor. **Motion approved.**

John Paul made a motion to approve the application as submitted. Katie Quinn seconded. All voted in favor. **Motion approved.**

Application No. 19-114 by Andrew Husk to build a seasonal hunting camp on land between the South Slang and Goose Creek in Ferrisburgh. The land, west of Hawkins Road and north of Little Chicago Road, is surrounded by state land, and is in the Conservation District (CON-25).

Norm Smith opened the hearing at 7:10 p.m. Andrew Husk was present to speak for the application. He said the family would like to build a small hunting camp on land that has long been a family woodlot. He said the structure would have no plumbing, just an outhouse, and no water or power. He suggested it would be built on a section of the parcel where there are few if any trees, and could be reached via a Class 4 road that runs from Little Chicago Road to a camp owned by Jim Bahrenburg. The Husk family believes there is an existing right-of-way from Hawkins Road, which takes a winding route to the site, but Husk suggested the easiest way to access the site would be by a slight extension of the road to the Bahrenburg camp from Little Chicago. He said he hoped to build the camp in the southeast corner of the lot, which is the highest point, and which would require no tree

removal. Husk said he had not yet approached the state about a right-of-way across state land.

Craig Heindel, chair of the town's Conservation Commission, said the commission hoped to discuss this application at its next meeting. He said Husk would need to get sign-off on the project from the state's wetlands experts, from the Fish & Wildlife Department, and possibly from the Army Corps of Engineers. He said the area has been identified as crucial habitat for Indiana bats, an endangered species, so tree-cutting should be kept to a minimum. It was also pointed out that the area may well be clayplain forest, which is a rare natural community found in the Champlain Valley. Heindel said it might make sense, if the Husk family can document the long right-of-way from Hawkins Road, to have the family offer that lengthy right-of-way to the state in return for a short extension of the existing access road from Little Chicago Road.

Board members suggested it would be good to continue the hearing at a later date, giving the Conservation Commission time to provide feedback, and the Husk family time to contact state officials.

Diane Nadon made a motion to continue the hearing at the next meeting of the Zoning Board on January 8, 2020. John Paul seconded. All voted in favor. **Motion approved.**

Application No. 19-115 by Janet Gibbs for a Conditional Use Permit to convert a seasonal camp to year-round use. The property is at 24 South Road on Long Point, and is in the Shoreland District (SD-2), listed on Town of Ferrisburgh Tax Maps as parcel 99/99/99.085.

Norm Smith opened the hearing at 7:30 p.m. Janet Gibbs was present to speak for the application. She said she had received a permit to convert the camp to year-round use a couple of years ago, but that the conversion had not yet taken place, and the permit had expired. Now she wants to pursue the permit again, recognizing that she needs a revised state wastewater permit. She said engineers were working on that. Otherwise, the conversion does not involve any change to the existing footprint of the camp, which was remodeled in 2009.

Dave Mentzer made a motion to close the hearing at 7:34 p.m. Diane Nadon seconded. All voted in favor. **Motion approved.**

Bob Beach made a motion to approve the application as submitted, pending receipt of the state wastewater permit. Dave Mentzer seconded. All voted in favor. **Motion approved.**

Application No. 19-116 by Dennis Boggs for a Conditional Use Permit to build a new home on a 2.96-acre parcel at 804 Spencer Farm Road. The property is in the Shoreland District (SD-2), and listed on Town of Ferrisburgh Tax Maps as parcel 12/01/10.3.

Norm Smith opened the hearing at 7:35 p.m. Dennis Boggs was present to speak for the application. He said his plan is to build a one-story home, including an enclosed swimming pool, attached garage and patio, and possibly a two-story barn/workshop. The lakeshore

lot already has power, water and phone service, and there is an easement to an off-site septic system. There is also an existing stair system leading down to the lake.

Boggs described his plans for the house, and provided site plan drawings. Board members said they hoped to have more information before voting on the application, including elevation drawings and details on the materials that will be used, which Boggs said would include a lot of glass, along with cement and Cor-Ten steel. The board also noted that Boggs would need to provide evidence of compliance with state shoreland rules.

Diane Nadon made a motion to continue the hearing at the next meeting on January 8, 2020. John Paul seconded. All voted in favor. **Motion approved.**

Application No. 19-117 by Steven Almeida for a Conditional Use Permit to put up a new commercial building at 6847 Route 7. The property is in the Village District (VIL-2), listed on the Town of Ferrisburgh Tax Maps as parcel 05/01/44.113.

Norm Smith opened the hearing at 7:57 p.m. Steve Baker of Barnard & Gervais, a surveying and consulting firm, and Paula Higbee were present to speak for the application. The plan is to construct a new building, along with parking and outside storage space, at the current location of Hawk Creek Fence Co. The new building would be 50 feet by 100 feet, and include space for fabrication and assembly of fencing, as well as a two-bedroom apartment. The new building would be to the west of the existing house on the lot, which Hawk Creek currently uses for meetings and sales purposes. Baker said the project would need a new state wastewater permit and an amendment to the existing Act 250 permit. He said parking and outdoor storage areas would be mostly behind (to the west of) the new building, and so shielded from Route 7. He said any lighting would be minimal and downcast. Paula Higbee of Hawk Creek noted that the operation would be closed most of the time from January through March, and that when it was operating, workers would be out in the field more than on site.

There was a motion to close the hearing, which was seconded, but was withdrawn when it became clear that board members would like more information on the project before approving it, including a better sense of what the building will look like and plans on accessibility for customers to the existing house and the new building.

Dave Mentzer made a motion to continue the hearing at the January 8, 2020, meeting. Diane Nadon seconded. All voted in favor. **Motion approved.**

Diane Nadon made a motion to adjourn the meeting at 8:42 p.m. John Paul seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells