

Approved 12/18/13

Planning Commission / Zoning Board of Adjustment Minutes – November 20, 2013

1. 6:30 PM: Call to Order by Judy Boehlert
2. Members present: Judy Boehlert, Chair & Acting Clerk; Suzy DePeyster; Lisa Robinson; and, John LaVecchia, Zoning Administrator. Members absent: Pat Hall; Mike Mazzola. Guests: Greg Nilsen, Vermont Estate Home Builders LLC
3. Minutes of October 23, 2013: approved as written. Motioned by Suzy, seconded by Lisa, unanimous.
4. Zoning Administrator's Report: See next items 5 and 6.
5. Vermont Estate Home Builders LLC: Greg Nilsen attended the meeting to discuss a Permit Request he recently filled for building a residence on his property at 1151 Swearing Hill. This property is in F2. A Conditional Use Permit, with 39 conditions listed, had been approved by the Zoning Board of Adjustment on September 6, 2007. This Permit was for a different house site and a different residence design. Some of the conditions were never implemented and the 2007 Permit has expired.

Greg presented a site development map for review by the ZBA. The new house site was drawn in and the proposed residence is a 1500 sq. ft. ranch. Much of the discussion centered on the right of way (ROW) to the site and who is responsible for maintenance. John LaVecchia will locate the deeds for the properties located on the ROW and this will be discussed further at the next meeting. Greg was also asked to provide any information that he may have. Greg also indicated that he wanted to discuss some of the conditions that were listed in 2007, particularly the requirement for a \$10,000 escrow amount.

Since two members of the SBA were absent, and there were unanswered questions, this discussion will be continued at the next meeting. A Hearing on the Permit is tentatively scheduled for the January meeting.

6. Tudor/Kauffman Boundary Line Adjustment/Subdivision Hearing continuation: John reported that a new Mylar with requested map changes has not been received. John contacted both Matthew and Milo Tudor and the new Mylar is pending placement of the pins. The Hearing was continued to the next meeting.
7. Suzy motioned to adjourn at 7:45 PM; seconded by Lisa; unanimous.

Next Meeting: December 18, 2013

Respectfully submitted:

Judy P Boehlert, Acting Clerk