

Approved 04/16/14

Planning Commission / Zoning Board of Adjustment Minutes

March 20, 2014

1. 6:30 PM - Meeting called to order by Judy Boehlert
2. Members Present: Judy Boehlert, Chair and Acting Clerk: Suzy DePeyster; Patricia Hall; Mike Mazzola, Lisa Robinson and John LaVecchia, Zoning Administrator. Guest: Greg Nilsen.
3. Minutes from February 19, 2014 were approved as amended to correct the date of the April meeting.
4. Election of Chair: Judy Boehlert nominated by Lisa, seconded by Suzy, unanimous. Election of Clerk: Mike Mazzola nominated by Suzy, seconded by Lisa, unanimous.
5. Zoning Administrator's Report: John reported one permit for 5163 Sandgate Road.
6. Planning and Zoning Workshop – April 17 or April 22: Judy reminded members to attend.
7. Procedural issues re: Vermont Estate Home Builders LLC Conditional Use Permit Application Hearing. Greg Nilsen was asked to provide the following for the Hearing, scheduled to continue on April 16, 2014 at 6:30 PM:
 - a. Evidence to support the new Hearing, i.e., is it sufficiently different from the 2007 Hearing to justify a new Hearing? It was suggested that movement of the house site may not be sufficient justification and suggested that Greg was asked to explore issues that may have changed. Attention was drawn to the Fire Department Review and issues relating to potential erosion to the Permittee's property of the section of the right-of-way described in Condition #21 of the Conditional Use Permit of 09/06/07.
 - b. Set date for site visit: 5:30 PM on April 16, 2014. Meet at Town Hall and car pool.
8. Other Business which may come before the Board: John reported Wayne Cotiaux wants to do some work on his house which will require a site visit due to proximity to a brook. The site visit is potentially set for May.
9. The Meeting was adjourned at 8:00: moved by Pat, seconded by Mike, unanimous.

Next Meeting: April 16, 2014

Respectfully submitted,

Judy P. Boehlert,

Acting Clerk