

Approved 06/04/14

Planning Commission / Zoning Board of Adjustment Minutes

May 21, 2014

1. 5:30 PM – Site inspection at 1151 Swearing Hill Road for the Vermont Estate Home Builders Hearing.
2. 6:30 PM – Meeting called to order by Judy Boehlert
3. Members Present: Judy Boehlert, Chair; Michael Mazzola, Clerk; Lisa Robinson; Suzy DePeyster; and John LaVecchia – Members Absent: Pat Hall - Guests Present : Leslie Fuller; Sean Raphael; Greg Nilsen; and Rick Raphael
4. Minutes from April 16, 2014 approved as submitted
5. Zoning Administrator’s Report: Mr. LaVecchia notified the board of an application for an outbuilding (barn) at the Phelps’ property in West Sandgate.
6. Hearing Opened at 6:40 PM: Vermont Estate Home Builders LLC Conditional Use Permit – Vermont Estate Homebuilders represented by Greg Nilsen
 - a. Board members and guests inspected the proposed home site at 1151 Swearing Hill Road.
 - b. Elevation and septic approved by the state.
 - c. Jamie Paustian (Fire Chief) has the same concerns about equipment and accessibility as in the Conditional Use Permit of 09/06/07. States that he wants the 8,000 holding tank at the house site.
 - d. Rick Raphael, Leslie Fuller, and Sean Raphael submitted comments in regard to the Vermont Estate Home Builders’ property.
 1. Board read comments
 2. Mr. Nilsen addressed erosion problem
 3. Effect on habitat discussed
 - e. Mr. Raphael asked if the 2007 permit is still in effect. Mr. LaVecchia explained that it probably is but the board must seek counsel before giving a definite answer.
 - f. Ms. Boehlert asked Mr. Nilsen if there was anything that he would like to add to demonstrate substantial change from the 2007 permit. Mr. Nilsen restated that water from the Vermont Estate Home Builders property did not cause any erosion on Swearing Hill Road and Mr. Paustian’s comments were discussed.
 - g. Hearing was adjourned at 7:03 PM

7. The board voted unanimously to hold a closed deliberative session moved by Mr. Mazzola and seconded by Ms. DePeyster.
8. The deliberative session was closed at 7:30 PM and the meeting was adjourned at 7:35 PM, moved by Ms. DePeyster, seconded by Ms. Robinson, unanimous.

Next Meeting: June 4, 2014

Respectfully Submitted,

Michael A. Mazzola