

**Approved: 07/22/14**

**Planning Commission / Zoning Board of Adjustment Minutes**

**June 4, 2014**

1. 6:30 PM – Meeting called to order by Judy Boehlert
2. Members Present: Judy Boehlert, Chair; Michael Mazzola, Clerk; Lisa Robinson; Suzy DePeyster; Pat Hall; and John LaVecchia – Guest: Rick Raphael
3. Minutes from May 21, 2014 approved as amended
4. Zoning Administrator’s Report: Mr. LaVecchia reported that he issued a permit to Chris Kimball for an addition to a house on Weldon Road.
5. 6:45 PM - Motion to go into deliberative session moved by Ms. Hall and seconded by Ms. Depeyster
6. 7:06 PM – Deliberative session closed and Mr. Raphael invited to join meeting
  - a. The Zoning Board brought Mr. Raphael up to date and notified him of the decision in regard to the Vermont Estate Homebuilders hearing.
    1. Vermont Estate Homebuilders’ 10/30/2013 request for a Zoning Permit to build a new residence on an 11 acre parcel located at 1151 Swearing Hill Road was denied.
    2. The Zoning Board reaffirms the Conditional Use Permit from June 9, 2007 and would consider changes in house site or design as long as they comply with all conditions in the Original Conditional Use Permit.
  - b. Mr. Raphael suggested that the Zoning Board reexamine conditional use in F2 areas as to avoid future complexities
7. 7:20 PM – Meeting adjourned moved by Ms. Hall seconded by Mr. Mazzola, unanimous

**Next Meeting: July 22, 2014**

**Respectfully Submitted,**

**Michael A. Mazzola**