

Shaftsbury Development Review Board

Minutes

May 3, 2017

1) Call to Order – Recognition of Quorum

The meeting came to order at 7 p.m. Present were DRB members Tom Huncharek (chair), Michael Day, Chris Ponessi, Jay Palmer, and Michael Bidy. Zoning Administrator Stiles was also present.

2) Conflict of Interest

The members of the DRB reported no conflicts of interest.

3) Sign In Sheets

Sign in sheets were completed by two citizens in attendance. A testimony document was completed by applicant Jonathan Kline.

4) Approval of Minutes – April 19, 2017

Mr. Huncharek moved to approve the April 19, 2017 minutes. Mr. Bidy seconded the motion, which passed 4-0-1, with Mr. Palmer abstaining.

5) Application #17-9818, owner Jonathan Kline, parcel # 08 20 64: request for a variance to rebuild a nonconforming accessory structure in an RR 80 zone.

Mr. Kline described his proposal. A garage stands between the newly renovated house and Laclair Road. It is about 20' x 40; in size, and includes several additions – garage doors at both ends, a shed, and a greenhouse. The garage is about 1.5 stories tall. Inside the garage, in a pit about 12' x 12' x 12', are kept the residence's well head, pump, furnace, and hot water tank. (The house itself is built on ledge.)

Mr. Kline wants to rebuild the garage, keeping the pit, for a workspace. It's north wall is now located about 5' from the edge of the road's gravel. He will use the same footprint but pull the north wall back to 10' from the gravel edge, resulting in a smaller building.

Mr. Palmer asked if there are other possible locations for the garage. Mr. Kline said there are other locations, but it would be prohibitively expensive to drill a new well and bring new water lines.

Mr. Huncharek asked if the applicant could move the garage but continue to use the pit. Mr. Kline said he hopes to install a slop sink and a convenience bathroom in the new workspace, so that option too would be prohibitively expensive. (Mr. Ponessi said a convenience bathroom is allowed without a DEC permit.)

Mr. Kline said the pit is near the southeast corner of the garage.

Mr. Kline said he intends to reduce the width from about 27' to about 20'.

Mr. Kline submitted his statement re notifying the abutters.

The board went through 9.8 ff item by item, answering "true" to all the items. (It was noted that the house and garage pre-exist zoning, and that the new setback would be about 5' greater than the existing setback.)

Mr. Ponessi reassured himself that runoff from the new shed roof would not affect Laclair Road.

Mr. Ponessi moved to close the hearing. Mr. Palmer seconded the motion, which passed 5-0-0. Mr. Huncharek explained the next steps to the applicant.

6) Other business

There was no other business.

Mr. Ponessi moved to enter private deliberative session. Mr. Huncharek seconded the motion, which passed 5-0-0.

Mr. Huncharek moved to come out of private deliberative session. Mr. Bidy seconded the motion, which passed 5-0-0.

Mr. Huncharek moved to approve application 17-9818, with the following conditions:

- The existing north wall is situated about 5' from the road's edge. The new north wall will be situated approximately 10' from the road's edge.
- The applicant holds the Town harmless for any damage associated with road use and maintenance on Laclair Road.

Mr. Bidy seconded the motion, which passed 5-0-0.

The May 3, 2017 meeting was adjourned by acclamation at 7:50 p.m.

Notes by ZA Stiles.