

TOWN OF GEORGIA ZONING BOARD OF ADJUSTMENT

47 Town Common Road North

Saint Albans, VT 05478

Phone: 802-524-9794 • Fax: 802-524-3543

Monday, August 17, 2015

Board Members Present: James Powell, Tony Gabel, Rich Hamlin, Gilles Rainville, Jr., Dan Foley, and Krissy Jenkins

Board Members Absent: Fred Bliss

Staff Present: Cindy Deyak, Zoning Administrator

Others Present: Rick Harrison, Curley Morse, George & Beth Lamphere, Esther Lots, Sam Ruggiano, Roy Hango, Steve & Becky White, Chad and Kristine Jenkins

Approved: January 11, 2016

Meeting called to order at 7:00 pm by James Powell at the Georgia Municipal Building.

Motion to accept the minutes of the September 15, 2014, Zoning Board of Adjustment meeting, made by Gilles Rainville, Jr., seconded by Tony Gabel. No further discussion. The ayes were unanimous, the motion carried.

7:00 pm ZBA #001-15: Stephen & Rebecca White, Applicants/Owners - Variance Request.

Roy Hango, R.E. Hango, P.E. and Stephen & Rebecca White.

James Powell swore in those providing testimony.

Cindy Deyak read the Zoning Administrator's report.

"On July 1, 2015, applicants Stephen & Rebecca White submitted an application requesting a variance from front yard and side yard setback requirements in order to construct a single family dwelling on their vacant lot located on the easterly side of Bovat Rd. in the R I (Recreational) zoning district."

James Powell asked if the applicants wished to add anything to the Zoning Administrator's report. The Zoning Administrator stated that she had received no inquiries from any abutting property owners regarding the proposal.

Roy Hango went over the applicant's plans and why they are asking for a variance.

Gilles Rainville, Jr. made a motion to close the hearing at 7:15 p.m.; seconded by Rich Hamlin. The ayes were unanimous, the motion carried. Applicants left.

7:15pm ZBA #002-15: Chad and Kristine Jenkins, Applicants; Brad Morse, Owner – Request for Conditional Use.

Sam Ruggiano, Ruggiano Engineering, Chad and Kristine Jenkins.

James Powell swore in those providing testimony.

Cindy Deyak read the Zoning Administrator's report.

"On July 6, 2015, applicants Chad and Kristine Jenkins submitted an application requesting Conditional Use in order to construct a self-storage facility on Lot 8 of the Morse Industrial Park owned by Brad Morse in the IOI zoning district.."

James Powell asked if the applicants wished to add anything to the Zoning Administrator's report. The Zoning Administrator stated that she had received no inquiries from any abutting property owners regarding the proposal.

Sam Ruggiano stated that they don't need to get a Wastewater Permit as there are no facilities at the property. There will be nine cameras around the property. They will have a pin code to access the storage area. There will be no outside storage.

Tony Gabel made a motion to close the hearing at 7:40 p.m.; seconded by Rich Hamlin. The ayes were unanimous, the motion carried. Applicants left.

Motion to enter deliberative session made at 7:41 p.m. by Tony Gabel, seconded by Gilles Rainville, Jr. The ayes were unanimous, the motion carried.

Motion to come out of deliberative session and to approve of the application with conditions, made at 7:55 p.m. by Gilles Rainville, Jr., seconded by Tony Gabel. The ayes were unanimous, the motion carried.

Motion made to accept the White's application for a variance, made by Gilles Rainville, Jr., second by Tony Gabel. The ayes were unanimous, the motion carried.

Motion made to accept the Jenkins' Request for Conditional Use, made by Dan Foley, seconded by Gilles Rainville, Jr. The ayes were unanimous, the motion carried.

Meeting adjourned at 8:00 p.m.

Respectfully submitted by Krissy Jenkins