

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, June 18, 2018

Board Members Present: James Powell, Gilles J. Rainville, Krissy Jenkins, Tony Gabel, and Kyle Anderson

Board Members Absent: Rich Hamlin

Staff Present: None

Others Present: Anthony Tanneberger, John & Peggy McCracken, Michael Burke, Jacqueline Pelletier and Kathy Babcock

Approved: August 6, 2018

Meeting called to order at 7:00 pm by James Powell, Chair.

James Powell swore in those providing testimony.

ZBA #005-18 Anthony and Leslie Tanneberger, Applicants/Owners.

Krissy Jenkins read the Zoning Administrator's report.

“On May 17, 2018, applicants Anthony and Leslie Tanneberger submitted an application requesting a variance from the front yard setback requirement in order to construct a garage on the portion of their lot located on the easterly side of Ferrand Road in the L1 Lakeshore zoning district. Applicants' dwelling is located on the portion of their lot located on the westerly side of Ferrand Road and is identified as 239 Ferrand Road.....”

Anthony gave a brief overview of the project. There was a general discussion regarding the septic system and its location.

Motion made to close the hearing at 7:25 p.m., made by Kyle Anderson, second by Gilles Rainville. No further discussion. All in favor.

ZBA #006-18 John E. McCracken (Applicant) Marguerite McCracken Revocable Trust (Owner)

Krissy Jenkins read the Zoning Administrator's report.

“On May 9, 2018, applicant submitted an application requesting Conditional Use in order to operate a private outdoor event facility to be located on a vacant parcel of land owned by the Marguerite McCracken Revocable Trust in the B – Business zoning district. The 9.73 acre parcel is located on the northerly side of Mill River Road approximately 250 feet west of the intersection of Ethan Allen Highway (Route 7) and is benefitted by 390 feet of frontage on Mill River Road.....”

Michael Burke spoke on behalf of the McCrackens. This is a low impact project. Mr. McCracken created this for his daughter's wedding and they have been approached to do more. There would only be one (a maximum of two days) event a month. There would be no food prepared or stored on site, everything will be brought in.

There was a general discussion regarding the parking lot and lighting.

Motion made to close the hearing at 7:45 p.m., made by Tony Gabel, second by Gilles Rainville. No further discussion. All in favor.

Motion to accept the minutes of the May 7, 2018, Zoning Board of Adjustment meeting, as presented, made by Gilles Rainville, seconded by Kyle Anderson. No further discussion. All in favor; the motion carried.

Motion made to enter deliberative session made at 7:50 p.m. by Tony Gabel, seconded by Gilles Rainville. The ayes were unanimous, the motion carried.

Motion made to come out of deliberative session at 8:10 p.m. by Gilles Rainville, seconded by Kyle Anderson. The ayes were unanimous, the motion carried.

Motion out of deliberative session to approve Anthony and Leslie Tanneberger, applicants/owners for a Variance Request, with conditions, made by Tony Gabel, seconded by Kyle Anderson. The ayes were unanimous, the motion carried.

Motion out of deliberative session to approve John E. McCracken, applicant, Marguerite McCracken Revocable Trust, owner, with conditions, made by Gilles Rainville, seconded by Kyle Anderson. The ayes were unanimous, the motion carried.

Motion out of deliberative session to approve the Decision and Finding of Facts for Conditional Use Approval for David and Sara LeBlanc, applicants and Dave and Cindy Lang, d/b/a/ DC Lang, LLC, owners, made by Krissy Jenkins, seconded by Gilles Rainville. The ayes were unanimous, the motion carried.

Motion made to close the hearing at 8:15 p.m., made by Kyle Anderson, seconded by Krissy Jenkins. The ayes were unanimous, the motion carried.

Respectfully submitted,
Krissy Jenkins