

TOWN OF GEORGIA ZONING BOARD OF ADJUSTMENT
47 Town Common Road North
Saint Albans, VT 05478
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Monday, September 19, 2016

Board Members Present: James Powell, Gilles J. Rainville, Krissy Jenkins, Rich Hamlin, Suzanna Brown & Tony Heinlein

Board Members Absent: None

Staff Present: Cindy Deyak

Others Present: Kyle Anderson, John & Peggy McCracken, Michael Burke, Steve Vock, Gilles J. Rainville, Roland Robinson, Fred McCullough, John Hulbert, and Sandy Read

James & Janet Harrison submitted written correspondence qualifying them as interested parties to the Rainville Quarry application.

Approved: October 3, 2016

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

ZBA #003-16: John McCracken, Sr., & John McCracken, Jr., Applicants/Owners – Request for Conditional Use.

James Powell swore in those providing testimony.

Cindy Deyak read the Zoning Administrator's report.

“On August 15, 2016, applicants submitted an application requesting Conditional Use in order to operate a self-storage facility within existing farm buildings located at 5134 Ethan Allen Highway in the AR1 district.

A self-storage facility is a Conditional Use in the AR1 zoning district (Article 2, Section 2.2). Current lot size requirement for the AR1 zoning district are 5 acres; set back requirements is 75' from the center of the roadway and 40 feet from a side or rear property line.

The subject property is a 7.22 acre parcel benefitted by 338 feet of frontage along the easterly side of Ethan Allen Highway. Applicants are proposing to utilize three existing farm buildings consisting of a total of approximately 10,500 square feet of interior storage space and approximately 5,000 square feet of outside storage area for the facility. All buildings depicted meet the dimensional requirements for the AR1 zoning district.....”

Michael Burke, Krebs and Lansing, gave a brief overview of the project. The Board had a few general questions regarding parking, lighting, and screening of the property.

Krissy Jenkins made a motion to close the hearing at 7:35 p.m.; seconded by Rich Hamlin. The ayes were unanimous, the motion carried. Applicants left.

Gilles J. Rainville recused himself from the Zoning Board of Adjustment for the next hearing.

ZBA #004-16: Gilles W. & Claudette Rainville - Applicants/Owners – Request for Conditional Use Amendment

James Powell swore in those providing testimony.

Cindy Deyak read the Zoning Administrator's report.

“On August 23, 2016, applicants Gilles W. and Claudette Rainville submitted an application requesting an amendment to Conditional Use Permit #015-09 in order to expand the limits of an existing quarry located at 1862 Skunk Hill Road in the AR1 zoning district.

A quarry is a conditional use in the AR1 zoning district (Section 2.2) and is subject to the conditional use standards at Section 3.2, the performances standards at Section 5.6, and earth resource extraction at Section 6.3 of the Georgia Development Regulations effective October 14, 2013.....”

Steve Vock went over the general project. Currently we are seeking to expand the previously approved limits of the quarry. The proposed expansion area is located on the north side of the existing quarry. Applicants' current average annual rate of extraction is 80,000 cubic yards per year not to exceed 150,000 cubic yards per year. They are requesting permission to extract an additional 528,000 cubic yards of material from the pit through October 15, 2024.

The Board had a general discussion regarding the procedures of blasting, reclamation and operation of the quarry. The existing and proposed extraction area is completely surrounded by forest in the immediate area.

Suzanna Brown made a motion to close the hearing at 8:35 p.m.; seconded by Rich Hamlin. The ayes were unanimous, the motion carried. Applicant left.

Motion to accept the minutes of the May 16, 2016, Zoning Board of Adjustment meeting, made by Gilles J. Rainville, seconded by James Powell. No further discussion. Rich, Tony abstained and Suzanna recused themselves, all others in favor, the motion carried

Motion to enter deliberative session made at 8:40 p.m. by Krissy Jenkins, seconded by Rich Hamlin. The ayes were unanimous, the motion carried.

Gilles J. Rainville left deliberative session at 9:15 p.m.

Motion made to come out of deliberative session at 9:35 p.m. by Krissy Jenkins, seconded by Rich Hamlin. The ayes were unanimous, the motion carried.

Motion out of deliberative session to approve John McCracken's application for Conditional Use to operate a storage facility at 5134 Ethan Allen Highway, with conditions, made by Krissy Jenkins, seconded by Rich Hamlin. The ayes were unanimous, the motion carried.

Motion out of deliberative session to approve Gilles W. & Claudette Rainville's application for Conditional Use Amendment at 1862 Skunk Hill Road, with conditions, made by Suzanna Brown, seconded by Rich Hamlin. The ayes were unanimous, the motion carried.

The Board had a general discussion with Kyle Anderson who has shown interest in becoming a Zoning Board Member. It is the general consensus of the Board to write a letter of recommendation to appoint Kyle Anderson to the Zoning Board of Adjustment and forward same to the Selectboard for action.

Motion made to close the hearing at 9:36 p.m., made by Krissy Jenkins, seconded by Rich Hamlin. The ayes were unanimous, the motion carried.

Respectfully submitted,
Krissy Jenkins