

Minutes for Zoning Board of Adjustment August 26, 2010

Roll Call

Present for the hearing were Chairman Landers, Vice Chairman Donahue, Skinner, and Smith. Michele Braun was present as Clerk. Members of the public present included James Perry, Laura Perry, Christine Barnes, Gordon Perkinson, and Judy Stephenson.

The Hearings began at 7:00 pm.

Chairman Landers stated the following:

1. All meetings of the Board of Adjustment shall be open to the Public.
2. The Officers of the Board of Adjustment may administer oaths to the witnesses.
3. All witnesses will be "Interested Persons" to the appellant. "Interested Persons" are owners of property abutting that of the appellant.
4. All testimony by "Interested Persons" and materials shall be germane to any issue under appeal.
5. All Hearings shall be open to the public and the rules of evidence at such hearings shall be the same as set forth in Title 38810.
 - a) Irrelevant, immaterial or unduly repetitious evidence shall be excluded. The rules of evidence as applied in civil cases in superior courts of this state shall be followed.
6. The Board of Adjustment shall render its decisions, which shall include "Findings of Facts".

Approval of Minutes

Meeting 100722, July 22, 2010: Skinner moved to approve the minutes; Donahue seconded the motion. **The motion passed 4-0-0.**

Hearing 100826-1: The Village of Northfield has applied for Conditional Use approval to locate a new water main within the Special Flood Hazard Area, in association with improvements to the well pumping station off of VT Route 12A.

Donahue moved to approve the request; Smith seconded the motion. **The motion passed 4-0-0.**

Hearing 100826-2: Laura and James Perry have applied for Conditional Use approval to construct an addition to their home at 133 Windy Meadow Lane to be used as a Bed & Breakfast.

Landers reviewed Section 606, confirming that Bed & Breakfast is allowed as a Conditional Use in the Rural Residential zoning district. Mr. Perkinson and Ms. Barnes spoke in support of the proposal, and mentioned concerns about the condition of the shared private road. The Board confirmed that private roads are private matters.

Smith moved to approve the request as presented; Skinner seconded the motion. **The motion passed 4-0-0.**

Smith moved to adjourn at 7:20 pm. **The motion passed 4-0-0.**

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.