

# **ZA Report for May 7, 2018 PC Meeting**

## **Approved Applications**

- Harwood Residence Deck.

## **Pending Applications**

- Fram-Hermansen 976 Hebron Road Subdivision: Borge Hermansen has submitted an application for a 4-lot subdivision of the property where their house is located on Hebron Road. Three new lots are planned to be created out of the +-188.25 acre parcel. These new lots are approximately 11.25 acres, 57.25 acres, and 75 acres in size. The remaining parent parcel including the house will then be approximately 44.75 acres. A draft survey from Parks Associates is included with the application. This follows a previous two-lot subdivision of the original +-265.5 acre property in 2017. This application is subject to DRB review.
- Fram-Hermansen 1566 Route 315 Subdivision: Borge Hermansen has also submitted an application for a two-lot subdivision of the property where their antique shop is located. A draft survey from Parks Associates of the current +-9.87 acre parcel creates one new +-1.95 acre parcel along Clark Road and includes a barn structure on that portion of the property. The remaining +-7.92 acre parent parcel includes the residential building, workshop, and other structures. This follows two previous subdivisions of the original 60+ acre parcel. This application is subject to DRB review.
- Regarding the two Fram subdivisions, I told Borge Hermansen that the DRB would schedule hearings that would likely take place during the regularly scheduled June DRB meeting. Borge said he would likely not be in Vermont at that time but could be available to participate in the hearing by phone. At the moment he likely does not have anyone available to represent the applications in person at that time. Borge also noted that he does not think these applications will be under Act 250 jurisdiction since a total of only 9 lots are to result from the various subdivisions of these two parcels, with 5 lots resulting from the Hebron Road subdivisions and 4 lots resulting from the Route 315 subdivisions. We can review the history in more detail at the May meeting as needed.
- Blomberg Kent Hollow Road Subdivision: There is no new information about this application.

## **Potential Projects**

- If and when the Fram Hebron Road subdivision is completed, Borge Hermansen has said he might consider submitting a zoning permit application for a seasonal dwelling/camp on one or two of the lots. This is similar to the approach they have taken previously on property they owned on Bear Mt. Camp Road. And while it shouldn't affect the outcome of the subdivision review I think he wanted to make me and the DRB aware of the possibility.
- I had a brief inquiry from a builder about a possible garage addition or outbuilding project at the Sztorc property on Route 30, with regard to setbacks, building size, flood hazard implications, etc. We've had no further conversation about it and no application has been submitted to date.
- I met recently with Peter Pelton, who had questions about repairing or reconstructing and likely enlarging a barn outbuilding on his property on Route 153 just north of the Route 315 intersection. The property is in the Village Center District. The current building sits closer to the road than the house and is also close to the north side property line. The new building is planned to be used primarily as a farm structure and would also house his work truck vehicle. If used as a farm structure it may not be subject to the town's land use regulations or require a zoning permit but would need to abide by the relevant setback requirements unless granted a waiver by the Secretary of Agriculture. So there may be a question about the ability to expand the building in a way that brings it closer to the road than the existing structure. If possible, Peter would like to start the project later this summer or fall.

- There is no new information from Barry Randell regarding a two-lot subdivision of property he owns along Pawlet Mountain Road, adjacent to their house property on Antone Mountain View Road.

### **Other Business**

- Debbie Baker contacted me regarding zoning permit requirements for a greenhouse that her neighbors are repairing and reconstructing on their property. While there is an exemption from permitting for one lightweight portable structure up to 200 s.f. in size, it's not clear yet whether the greenhouse qualifies for that exemption. I also don't recall an application for its original construction. On a somewhat related note, health office Kelli Raymond has apparently been in contact with the State regarding her concerns about the property. I will reach out to her but don't know the outcome of that communication. This may or may not shed more light on any zoning concerns regarding the recent outbuilding renovation and conversion to living space of the Alanondo property at 1105 Route 153 in West Rupert.
- The town will be holding an informational meeting on Thursday, May 17 at 7:00 PM at the town office, ahead of a ballot item to be voted on Tuesday, May 22 regarding the allocation of funds for phase 1 work on the town green property.
- The group of residents working on the Sheldon Store property project has received permission from the town and the property owner to dig test holes in order to evaluate septic system design options for the project. The digging is scheduled to take place on Friday, May 18. The group's next meeting will be on Wednesday, May 9 at 5:30 at the library.

May 6, 2018

John La Vecchia, Jr., ZA