

# **ZA Report for November 12, 2018 PC Meeting**

## **Approved Applications**

Maier Guest House.  
Roberts Residence Addition.  
Maier Camp/Residence Addition.

## **Pending Applications**

Leach Heifer Barn: We received an application from Ken Leach for a heifer barn to be located at the dairy farm at 2710 Route 30, which may be exempt from local permitting requirements. We met on-site on October 24 to review the plan and location for the building. I will put together an aerial site photo/sketch to accompany Ken's notice to the town about the project but don't have it prepared yet.

Albyn Outbuilding: Mary Albyn submitted an application for a 40'x24' pole barn, subsequently reduced to a 36'x24' size, that she and Peter Palmer would like to construct at her property at 5759 Route 315. The property is in the Village Residential District, where accessory structures have a front setback that is 20' minimum from the principal building front line. Site constraints present challenges to such a building placement. Following their discussion about the project at the October meeting, Mary and Peter have submitted a request for a variance from this front setback requirement and are proposing a smaller setback from the front of the principal building, or house. A hearing is scheduled for the November meeting. They would like to start construction in December this year.

Lloyd Guest House: Builder Scott Bourhill has submitted an application for a new residence and guest house that he expects to build for Dan and Kelly Lloyd at 454 Rogers Road. The owners may decide to construct the guest house first, with the main house to follow at a later date. The guest house is a conditional use as outlined in Section 4.01(B) of the regulations. A conditional use hearing is scheduled for the November meeting.

## **Potential Projects**

I met with Lori Soderlind at her property on Route 153 located behind the McKeighan Residence. She is planning to renovate one of the existing structures on the property, move it onto a new foundation adjacent to its current location, and convert it to a residence. She has since picked up paperwork at the town office so I expect an application will follow.

We have not had any further discussion about the Merck Forest yurt project since the last meeting but will make a point to follow up with Rob Terry about it. No application has been received to date.

## **Other Business**

We received an email request for information about zoning compliance and any violations with respect to property located at 195 Derby Hill Road. I replied to the sender with information about the fee for such a request, asking that it be submitted to the town, after which we could reply in more detail. I haven't heard any more from Andrea Lenhardt or the sender about the request.

We received a zoning compliance request and fee from a local attorney regarding property owned by Lovering located at 1443 Kent Hollow Road and responded accordingly.

I received a phone call from a local attorney with questions about zoning compliance regarding property owned by Quintana located at 3923 Kent Hollow Road. We had a brief conversation about the property but didn't provide a formal written reply in this case.

We received an invitation from Catherine Bryars at the BCRC about enhanced energy planning and funding available to pursue this effort. Jed Rubin suggested to Catherine that we might start this work just after the New Year at the January meeting, expected to be on 1/7/19.

Jed Rubin and I have had some correspondence about the Vogel Property, located at 4451 Route 315, after I asked him whether he knew if a small outbuilding had recently been located or relocated closer to the road on the property. After following up further with Jed I may reach out to the owner directly about it.

I still need to follow up with Ken Saunders directly about the building project that's underway at his property on Pawlet Mountain Road. The building may be planned as an agricultural structure and therefore might not require a permit. While that may be the case, some information is still required. The plan may be to construct the foundation and pour a floor slab this year and then continue with construction next year after the sugaring season.

November 11, 2018  
John La Vecchia, Jr., ZA