

# **ZA Report for July 12, 2021 PC Meeting**

## **Approved Applications**

Connors Residence Front Porch Addition

## **Pending Applications Subject to DRB Referral and Review**

Rishell Residence (continued from May and June meeting reports): Richard and Sharon Rishell submitted an application for a 12'x28' garden shed to be located on their property at 5687 Route 315 in the Village Residential District. The proposed location to the right of the house and driveway is in front of the house as viewed from the road. The regulations call for an accessory structure to be set back behind the principal building frontline in this district. The Rishell's have requested a variance. Their proposed building location does not appear to qualify for a setback waiver request. Richard Rishell confirmed that he will attend the June PC meeting to discuss a course of action. A DRB hearing has been scheduled during the July 12 meeting.

White Doe Farm Event Barn/Wedding Venue (continued from May and June meeting reports): Tiva and Jamie Lovemark submitted zoning permit and conditional use applications regarding a change of use at their property located at 1566 Route 315 to use the second floor of one of the existing outbuildings as a wedding/event space. The building previously housed the Country Gallery Antiques retail space and workshop of the former property owners. The Lovemark's property manager has been in contact with the fire marshal regarding their permitting requirements and code compliance. The space will be limited to an occupancy of less than 50 people as currently planned. Events will be served by self-sufficient caterers and portable sanitation facilities. There are no plans for a kitchen or on-site restrooms. We briefly discussed parking provisions during a site meeting. A DRB hearing has been scheduled during the July 12 meeting.

## **Pending Applications Subject to Administrative Review**

None

## **Potential Projects**

Scarnecchia Residence

Buck Residence

Biagioli Residence

Merck Forest & Farmland Center

## **Other Business**

There are no new or open cases located in Rupert before the Vermont Public Utility Commission as listed on the PUC website as of today's date.

Several parties have inquired about possible uses of the open land property currently for sale and located on the south side of Route 315 just west of Pawlet Mountain Road opposite the Cratty property. The current owners have a camper on the property. Development potential appears to be constrained by the front yard setback along the road, The Fluvial Erosion Hazard Overlay (FEHO) along Mill Brook, and the topography to the south of the brook. We referenced language in the regulations regarding RV's in the FEHO and the 150-day limit for inhabiting such a temporary dwelling during a calendar year. John Thrasher also referenced language in the state wastewater regulations that may put a 60-day limit on use of the property if an RV/camper is permanently parked on site.

Anna Terry asked about permitting requirements for her Total Athlete Care business, training athletes on proper strength, conditioning, and injury prevention, if operated in part out of the garage at their home at 15 Derby Hill Road. I believe this would be a home-based business, subject to conditional use approval by the DRB. Anna picked up the application materials and may have them ready for submittal ahead of the July meeting.

We had an inquiry from a potential buyer about the feasibility of adding a garage to the existing residence located at 1205 Sandgate Road. This property is partially within the FHO and largely within the FEHO, where new buildings are prohibited. The FEHO boundary and setback requirements together may present challenges in siting a detached garage but a garage addition or other improvement to the existing house may be possible if it's no closer to the stream channel and doesn't increase a setback nonconformity.

Several people have recently questioned the use of property at 1105 Route 153, where both the main house and outbuilding now appear to be occupied separately as residences. I will look back to earlier correspondence and conversations about the property and may try to contact the owners to discuss the situation in more detail.

We received an informal zoning compliance inquiry today regarding the Boyd property on Pawlet Mountain Road. I still need to reply to their inquiry.

July 11, 2021  
John La Vecchia, Jr., ZA