

Development Review Board Hearing Minutes
Variance for Free Standing Deck -3087 Main Street
Thursday, April 18 6:30 P.M.

Those present in person: Those present in person Amy Hornblas, Jen Miner, Larry Gochey, Sue Carpenter, Jeanne Johnson, Stephen Hogan, Dan Dunham, Tim and Jenn Gochey, Bobby Searles, Johanna Thibault, zoom: Brittany Butler, Kris Schmitt, Neil Baiton, Russell Statman of Grane, LLC and Headwaters, Chris Border

1. Call Meeting to Order- the meeting was called to order by Amy at 6:30 p.m.
2. Public Comment – There was no public comment.
3. Variance for Free Standing Deck at 3087 Main Street that was damaged in the 2023 flood and demolished. They wished to build a new one as a free-standing deck wrapping around existing buildings. This will include a handicap ramp as well as an emergency exit. Four DRB members and one neighbor attended a site visit and to consider possible screening options along with the distance to road in front and back.

At the hearing questions were asked of the landowners, adjacent landowners, and building contractors, along with the zoning administrator.

It was stated that most of the deck will fit in the footprint of pre-existing portion and will be built within the year of the previous portion of the previous deck.

Other questions: will the change fit the planned use of the community and was discussed with adjacent landowners.

What about noise or other issues? The adjacent landowners were concerned about screening for his tenant. Various ideas were discussed.

What about flood hazard regulations. – the SoV does not require a special permit for this project with the building provided and email exchange with State on this. Prior to going into DS all these items were discussed.

4. Deliberative Session – The DRB went into Deliberative Session at approximately 7:10 p.m. and came out around 7:13 with a motion by Jenn with a second by Larry and came out of DS at 7:50 p.m.
5. Decision of Free-Standing Deck – 3087 Main Street
 - 2.10 This can be built in the same footprint, but the size needs to be discussed.
 - 2.7: Will changes fit in with the planned use of the community.

2.7: Section 1 – Is there a need to address noise or similar issues as adjacent landowner is concerned about his tenant.

3.7 Light pollution is addressed in the Town's regulations

Deck will be greater than 25% from the road's enter line.

Other regulations – Evidence from builder suggested that DRB is responsible for enforcing these regulations.

A motion was made to approve the permit with the following conditions by Sue with a second by Amy.

The applicant will address light and noise abatement with neighbor.

The applicant will address screening to appropriate height to block the neighboring property, with annual inspection as required.

Other business: Amy advised that she would be stepping down. Because of her new position, she will be time restricted and feel uncomfortable making decisions for community members.

6. Adjourn - A motion was made by Sue with a second by Jenn. We adjourned at 8:03 p.m.

Respectfully submitted,
Betty Ritter, Secretary to DRB