

**Winhall Zoning Board of Adjustment**  
**“Meeting Minutes for Thursday, August 17, 2017”**

**PRESENT:** Sandy Mackinnon, Cooky Glass, Doug Poulter, Lucia Wing, Secretary

**ABSENT:** Fred Hartmann, Robert McIntyre

**MEMBERS OF THE PUBLIC:** Tami Blanchard (Snowland)

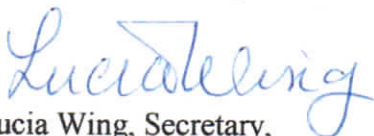
**SITE VISIT 6:00 PM: #12 KENDALL FARM ROAD:**

A site visit and public hearing at property owned by Snowland, #12 Kendall Farm Road in Winhall was duly noticed for Thursday, August 17, 2017 at 6:00 PM. The purpose of the hearing was to consider a front variance for a 12' by 14' second floor deck and stairs to a pre-existing, non-conforming structure. Present at the site for the Zoning Board of Adjustment were Sandy Mackinnon and Doug Poulter; Cooky Glass had previewed the site previously with the owner; also present at the hearing was Lucia Wing, Secretary. Present for the applicant/owner was Tami Blanchard. No members of the public were present. At the site, the Zoning Board reviewed the improvement. A zoning permit had been applied for and denied pending ZBA approval for a variance to the front setback of 40 feet. The proposed improvement did not further encroach on the setback as observed by the Zoning Board of Adjustment. The Applicant explained the proposed deck and stairs was also a requirement of the insurance policy to allow for safe exit from a second story apartment. After further discussion at the site, the Zoning Board of Adjustment agreed that the proposed improvement to the pre-existing, non-conforming structure met the criteria for a variance under Section 507: Appeals & Variances of the Winhall Zoning Regulations; met the criteria under Section 414: for “General, Specific, and Performance Standards;” did not affect the character of the residential neighborhood; and did not further encroach on the front setback; ***motion by Mackinnon to grant the variance; seconded by Poulter; unanimous.*** The Zoning Board of Adjustment authorized the Zoning Administrator to issue the building permit

**APPROVAL OF PAST MEETING MINUTES:**

After review, the ZBA approved the meeting minutes of June 14, 2017 as presented; ***motion by Poulter; seconded by Mackinnon; unanimous.***

As there was no other business, the hearing was adjourned at 6:30 PM; ***motion by Poulter; seconded by Mackinnon; unanimous.***



Lucia Wing, Secretary,  
Winhall Board of Adjustment

  
for the Board of Adjustment

9/5/17

Date