Winhall Zoning Board of Adjustment
"Meeting Minutes for Thursday, October 5, 2017"

PRESENT: Sandy Mackinnon, Cooky Glass, Doug Poulter, Robert McIntyre, Fred Hartmann, Lucia Wing, Zoning Administrator

ABSENT: None

MEMBERS OF THE PUBLIC: Linda & Ernest Salo, Audrey & Dave Campbell, Hans Salo

SITE VISIT 4:30 PM: #29 Blackcherry Ridge Road:

A site visit followed by a public hearing at property owned by Audrey & Dave Campbell, 29 Blackcherry Ridge Road in Winhall was duly noticed for Thursday, October 5, 2017 at 4:30 PM. The purpose of the hearing and site visit was for the Zoning Board of Adjustment to review the decision of the Zoning Administrator to issue a zoning permit for a 2-bedroom, 1-bath mobile home located on property owned by Audrey & Dave Campbell. The permit had been appealed by Ernest H. Salo, abutting property owner and resident in Winhall. Present for the Zoning Board were Sandy Mackinnon, Fred Hartmann, Cooky Glass, Robert McIntyre, and Doug Poulter; also present was Lucia Wing, Zoning Administrator; Appellant Ernest Salo; property owners Audrey & Dave Campbell; and Linda Salo and Hans Salo. Under Article IV of the Winhall Zoning Regulations, Section 403: Mobile Homes: it states: *"For the purpose of these Zoning Regulations, a mobile home shall be considered as a single-family dwelling and must conform to all applicable regulations."* At the site, the Zoning Board of Adjustment reviewed the location of the mobile home and concluded it met all setback and zoning requirements. The ZBA reviewed the septic and well areas as well as parking. They also reviewed the pre-existing structure currently used for storage and not lived in. The owners added that the foundation was in disrepair. After further review of the site, the ZBA reconvened at the Town Hall for further discussion.

APPROVAL OF PAST MEETING MINUTES:

After review, the ZBA approved the meeting minutes of August 17, 2017 as presented; ***motion by Poulter; seconded by Mackinnon; unanimous.***

PUBLIC HEARING TOWN HALL: SALO APPEAL:

After reading the public notice, Mackinnon swore in those present which included Linda & Ernest Salo, Hans Salo, and Audrey & Dave Campbell. Mackinnon asked the Salo's to voice their concerns regarding the mobile home and Audrey & Dave Campbell to respond. Next the ZBA reviewed Ernest Salo's appeal and went point by point addressing those concerns.

1) "Abandoned Home" The site has an existing house which has not been lived in for many years; it is in disrepair.

2) "Two Trailers on the Premises" There is a mobile home and an RV parked on site in which the Applicant Hans Salo stays in overnight while he fixes up the mobile home; it is not a permanent residence.

3) "Abandoned House Disconnected from Septic, Power, and Dug Well" Per the permit, the existing house's septic, well, and power will be discontinued, and the mobile home hooked up to the existing septic, well, and power.

4) "The Second Trailer Has to be Removed" The second trailer (RV) is a camper and may remain parked on the Campbell property BUT may not be used as a permanent residence. Cars, campers, trucks, tractors, trailers, snowmobiles are allowed to be parked on an owner's land.

5) "New Trailer Has to have its own Power Terminal & Meter along with Line from Dug Well and New Hook-up to Septic System" Winhall has no standards with respect to electrical hook-up. The existing house has a Health Permit issued by the Health Officer on 7/29/80 for a 3-bedroom, 2.5-bath home. The mobile home has only 2-bedrooms and 1 bath which is less than what was allowed under the existing Health Permit.

6) "Temporary Structure" Neither the mobile home nor the use of it is temporary and may be allowed under Zoning Permit #31-17 as long as it remains the primary residence of the occupants. If the mobile home is no longer the primary residence of the occupants, then it must be moved off-site. There is a signed lease agreement between Campbell and Hans Salo to that affect. The Lessee, Hans Salo, *may* fix up the foundation of the existing structure for safety and repair purposes but *may* not live in it. The Winhall

Zoning Regulations clearly stipulate one residence per lot. Future plans may include a subdivision of Campbell's land where the mobile home may be moved to. This was not under consideration.

7) "Parking & Plowing" Campbell owns 10 acres which allows for plenty of parking on her land; plowing is not a zoning issue.

After further review and discussion, ***Mackinnon made the motion to uphold the decision of the Zoning Administrator to issue Zoning Permit #31-17 for a 2-bedroom, 1-bath mobile home on property owned by Audrey & Dave Campbell; seconded by Poulter; unanimous.***

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

Winhall Zoning Board of Adjustment

10/16/17

for the Board of Adjustment Date