

Winhall Zoning Board of Adjustment
“Meeting Minutes for Thursday, December 19, 2019”

PRESENT: Bob McIntyre, Doug Poulter, Julie Isaacs, Dean Gianotti, Lucia Wing, Zoning Administrator

ABSENT: Cooky Glass

MEMBERS OF THE PUBLIC: Josh Wylie

JERBIL LLC: CONDITIONAL USE REVIEW & PUBLIC HEARING:

The Zoning Board of Adjustment met on 12/19/19 at 4:30 PM at property owned by Jerbil LLC, #59 Vermont Route 30 in the Village of Bondville. The purpose of the Hearing was to consider and change of use from office space to residential space. Conditional Use Approval for the two (2) proposed apartments located above the current Brattleboro Bank was required by the Zoning Board of Adjustment. As noted, the use was permitted in the Village zone but required conditional use approval per the Winhall Zoning Regulations. Present for the ZBA were Doug Poulter; Julie Isaacs; Bob McIntyre; and Dean Gianotti Sr. Also present was Lucia Wing, Zoning Administrator. Representing the applicant was Josh Wylie. No members of the public were present. Abutters had been notified.

Discussion at the site included Winhall Zoning Regulations, Article IV, Section 414- General, Specific, and Performance Standards: Parking- (4) spaces were allotted to apartment use; prior approvals included parking; ingress and egress; pedestrian circulation; landscaping; signage and lighting. There was no further signage required for the proposed use. The ZBA determined the character of the area was not adversely affected but rather enhanced. In addition, the ZBA considered area, density, frontage, setbacks, height, and other general requirements for the zoning district in which the proposed use was located. Wylie explained there was a separate entrance for the 2 one-bedroom apartments along with a second required exit. All State permits had been applied for and granted including fire & safety as well as wastewater approval. ZBA members noted that the Winhall Town Plan supported mixed use- residential living up and business down. After review of the plans submitted, *McIntyre made the motion to approve the project as presented; seconded by Poulter; unanimous.* The ZBA authorized the Zoning Administrator to issue the building permit. No further discussion or review was required.

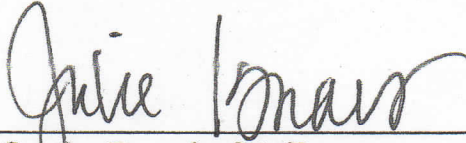
OTHER BUSINESS:

The Zoning Administrator updated the ZBA on current and upcoming projects.

APPROVAL OF PAST MEETING MINUTES:

After review, the ZBA approved the meeting minutes of May 8, 2019 as presented; *motion by Isaacs; seconded by Poulter; unanimous.*

As there was no other business, the hearing was adjourned at 5:30 PM; *motion by McIntyre; seconded by Isaacs; unanimous.*



for the Board of Adjustment

1/8/20

Date

Winhall Zoning Board of Adjustment
“Meeting Minutes for Wednesday, May 8, 2019”

PRESENT: Cooky Glass, Bob McIntyre, Doug Poulter, Julie Isaacs, Dean Gianotti, Lucia Wing, Zoning Administrator

ABSENT: None

MEMBERS OF THE PUBLIC: Marcel Gisquet, Chris Ponessi

WINHALL PARTNERS SITE VISIT LOT 4 RAVENWOOD @5PM:

The Zoning Board of Adjustment met on 5/8/19 at 5:00 PM at Lot #4 (4.87 acres) located at the end of Whispering Pines Place in the Ravenwood Subdivision. The purpose of the Hearing was to consider Conditional Use Approval for a private club and outdoor recreation for Winhall Partners in the residential zone as required by the Winhall Zoning Regulations. The project included construction of a raised 30' x 60' paddle tennis court and 25' by 25' warming and exercise hut with no plumbing. Present for the Zoning Board of Adjustment were Cooky Glass, Chair; Doug Poulter; Julie Isaacs; Bob McIntyre; and Dean Gianotti Sr. Also present was Lucia Wing, Zoning Administrator. Representing the applicant was Chris Ponessi, licensed engineer. Members of the public included Marcel Gisquet.

Discussion at the site included: Parking (2) spaces proposed along with turn-around or possible third space; prior approval for a four- bedroom residence with existing 490 gpd septic capacity (not proposed); existing drilled well; existing stormwater basin; existing septic infrastructure; septic easement; and existing pumping station to community system. Ponessi explained that at this time no septic hook-up was proposed for the warming hut, but proposed plans stated “future” connection if requested; the lot was permitted for 490 gallons per day. The proposed structures complied with the Winhall Zoning Regulations required setbacks. Marcel Gisquet, neighboring property owner on Winhall Hollow Road, expressed concern for lighting as no plan had been submitted. Discussion followed about lighting which would include 4-6 down-shielded lights directed at the court’s surface; Ponessi explained that lights would only be used during play; a security light would be installed on the warming hut door. He would submit a detailed lighting plan within the following week as requested. The ZBA noted the lot was well buffered. In addition, Ponessi had applied for and received a draft of the Project Review Sheet from the Department of Environmental Conservation and Natural Resources Board stating no Wastewater Permit was required as

Ravenwood Subdivision had already been issued a prior permit; Ravenwood also had an existing stormwater permit filed in the Winhall Land Records. Because the subdivision was under Act 250, an Act 250 jurisdictional opinion would most likely be required as to recreational use on a residential lot; it was noted that lighting was one of the ten Act 250 criteria. Ponessi stated he was in contact with the State and would provide an amendment to Act 250 if required. After reviewing the plans submitted, the ZBA agreed to reconvene at the Town Hall for further discussion.

WINHALL PARTNERS: PUBLIC HEARING TOWN HALL:

Glass opened the Public Hearing at 6:00 PM at the Town Hall in Bondville and swore-in those present. No members of the public appeared. The ZBA reviewed the "Construction Plan Overall for Ravenwood Subdivision prepared by Speath Engineering dated 5/1/06." The Zoning Board of Adjustment unanimously agreed the project met the criteria for General, Specific, and Performance Standards of the Winhall Zoning Regulations, Article IV, Section 414. As there were no further questions, *Poulter made the motion to approve the project along with stamped "Proposed Site Plan Lot #4 Ravenwood Subdivision prepared by Mance Engineering Partners, P.C. on 3/4/19 and conditioned on submission of a lighting plan that met the requirement of Article IV, Section 414.3-Glare, Lights, Reflections and all State requirement noted on final Project Review Sheet; seconded by Isaacs; unanimous.*

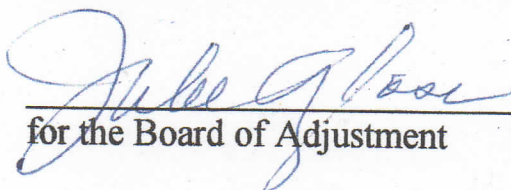
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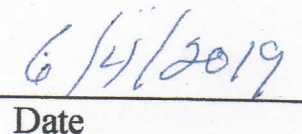
APPROVAL OF PAST MEETING MINUTES:

After review, the ZBA approved the meeting minutes of October 3, 2018 as presented; *motion by Glass; seconded by Poulter; unanimous.*

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



for the Board of Adjustment



Date