



**Town of Whitingham
Zoning Board of Adjustment**

MINUTES OF APRIL 19, 2022 PUBLIC HEARING

Attendees:

ZBA members: Marshall Dix, Chair; Craig Aekus, and Lyman Tefft
Zoning Administrator/ZBA Clerk: Gig Zboray
Applicants: Lauren Poster, representative of property owner
Others: none

Call to Order. Additions or Changes to Agenda:

Marshall Dix called the hearing to order at 6:30pm. There were no additions or changes to the agenda

Hearing of visitors (for concerns not on the agenda)

None

Make introductions of all in attendance

Introductions were made around the room.

Disclose any potential Conflicts of Interest

None

Hearing to address whether to approve Zoning Application W-6-22:

Parcel ID 06-0362 at 2037 VT Route 100 in Jacksonville is a warehouse on 6.74 acres (GIS). The owners would like to subdivide the property and the building. This needs ZBA to weigh in because they are dividing the property and the warehouse, therefore the existing building will no longer meet setbacks.

The property is in the Rural Residential District.

Required lot size – minimum 3 acres - the lots will be 3.7 and 3.1 acres

Required street frontage – 150' – the smaller lot will have 292' the larger lot will have more

Setbacks – (preexisting) they cannot meet the 25' from property line if building is divided

This hearing is to determine whether the ZBA will allow the subdivision without meeting the setbacks.

Hear from all concerned

Ms. Poster explained some of the history of the property, it was originally owned by her father and is now owned by a non-profit LLC. They want to move their family storage of art into the smaller subdivision of the building, but it will be sold to a third party because family members cannot benefit from the LLC. There are no plans to put more buildings on the property, but they made enlarge their end of the building at a later date.

Discussion ensued around the right-of-way, per the survey it is on the Olitsky property and will become part of the smaller lot. Septic was questioned; it will be shared by the two owners; there is one bathroom on each side of the warehouse and a kitchen on the larger side. Parking for the smaller section will be in the vicinity of the existing door to the right of the building.

Acknowledge written testimony

An email of support for approval of the subdivision was received from John Wesson, an abutter at 1331 Fowler Road stating he has no objection.

Joseph Saladino sent an email expressing his concern about the right-of-way/easement and questioned who is responsible for repairs. He suggested a survey be performed. Gig sent him a copy of the survey which was submitted with the zoning application.

Close hearing

At 6:44pm the hearing was closed.

Enter deliberative session

The board entered deliberative session.

Exit deliberative session

Craig Aekus made a motion to exit deliberative session at 6:46pm, seconded by Lyman Tefft, all in favor.

This subdivision will not change existing development in the district and will more effectively preserve open land.

A motion was made by Craig Aekus to approve Zoning Application W-6-22 subdivision of parcel #06-0362, seconded by Lyman Tefft, all in favor.

Adjourn

Meeting adjourned at 6:46pm.

Respectfully submitted,

Gig Zboray,
ZBA Clerk