

PLANNING COMMISSION AND ZONING BOARD OF APPEALS MINUTES
TUESDAY, DECEMBER 5, 2023

Mike Coleman, board chairman, called the meeting to order at 7:00 P.M.

Board members in attendance were Mike Coleman, Anne Brown, Jay Kullman, Frank Vetere, and Bruce Pauley.

In attendance in the audience were Nathan and Henry Shipman.

Anne Brown made a motion to approve the minutes, as written, for the September 5, 2023 meeting. Jay Kullman seconded the motion.

Henry Shipman presented to the board his conditional use application to demolish his existing building, which was built in the 1830's and owned by the Shipman family since 1935, in order to erect a building suitable to be used year-round by his family. He stated the existing structure is not sound and could collapse, it has only a wood stove for heat, a rock foundation, basic electricity, an artesian well and a state approved septic system.

He would like to remove the existing structure so a concrete foundation can be poured with a basement. He will have a single-story cabin build with 2 bedrooms, 2 baths, a kitchen and living room. The structure will be 30 x 44 feet in dimension with white clapboard siding.

Frank Vetere asked about the elevation of the house. Mr. Shipman stated it is approximately 40 ft. above the water line of Woodward Reservoir. He stated the house was not flooded during Tropical Storm Irene, although the driveway was washed out.

Asked about his schedule in completing the project, he stated optimistically, by the end of 2024. He expects the demolition of the existing building to be done in the summer of 2024.

He mentioned planned energy efficient upgrades, such as a heat pump and furnace, with potentially, geothermal heat in the future.

Regarding the septic system, he has 2 tanks in the front, south side of the house draining to a septic field.

Mike Coleman thanked him for his presentation and stated his application is complete. He noted the height and square footage of the new structure will be less than the existing structure, that the application included a state required inspection report of asbestos containing material. That report concluded no asbestos containing materials were identified.

Mike Coleman closed the hearing at 7:30 P.M.

The board then reviewed the Conditional Use requirements and determined that all requirements had been met. Mike Coleman asked that we send Mr. Shipman the Residential Energy Requirement Handbook and forms for new construction.

Bruce Pauley made a motion to approve the Conditional Use application of Henry Shipman and family. Anne Brown seconded the motion.

The board then reviewed edits to the revisions of the 2013 Zoning Ordinance by Two Rivers Ottauquechee Regional Commission. Our representative from TRORC, Kyle Katz, will attend the January 2, 2024 meeting for more discussion.

The meeting adjourned at 9:15 P.M.

Respectfully submitted,

Elaine Pauley, Secretary