

PLANNING COMMISSION AND  
ZONING BOARD OF ADJUSTMENT  
MARCH 5, 2024 MINUTES

The March 5, 2024 meeting of the Planning Commission and Zoning Board of Adjustment was called to order at 7:00 P.M. by acting chairperson Anne Brown.

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

Frank Vetere made a motion to accept both the minutes of the February 6, 2024 Public Hearing to take comments from the public on the draft zoning ordinance by-laws, and the minutes of the regularly scheduled Planning Commission meeting. Bruce Pauley seconded the motion.

All were in favor.

The first item on the agenda was the Conditional Use hearing for The Ninevah Foundation regarding a Change of Use from a temporary to permanent camper cabin at 282 South End Rd., construction of camp cabins at Timberlake campus and Tamarack Farm, and the removal of an existing non-agricultural barn & 480 sq. ft. structure in order to construct a summer camp / farm program building at 282 South End Rd. known as Fire Fly campus.

Jay Kullman represented The Ninevah Foundation, and provided slides and information regarding the proposed structures. He noted these 4 items are included in a previously approved PUD application.

The Tamarack Farm cabin will be 600 sq. ft., 3 sided cabin on pre-cast piers, with a deck. It is set back 85 feet from the shoreland.

The Timberlake cabin will also be a 600 sq. ft., 3 sided cabin on pre-cast piers, with a deck. It is set back 75 feet from the shoreland.

The camper cabin at 282 South End Rd. was a temporary structure permitted in spring of 2023. This application is made keep the cabin under the PUD application as a permanent structure.

The existing 480 sq. ft structure and non-agricultural barn at 282 South End Rd. is located within the setbacks for the shoreland at 60 ft.

Anne Brown closed the hearing at 7: 46 P.M. Jay Kullman recused himself from deliberations.

The board agreed that the proposed cabins for Tamarack Farm and the Timberlake campus were located outside the zoning set backs for the shoreland overlay and were consistent with other structures in the camp.

The board agreed the Change of Use to convert a previously approved temporary cabin to a permanent structure is located outside the required set back for the shoreland overlay and conforms with other camp structures.

The existing building at 282 South End Road is within the 75 ft. set back for the shoreland overlay, and is non-conforming.

Bruce Pauley made a motion that the new building that is proposed to replace the existing building at 282 South End Road be configured in such a way that the existing non-conformity will not be increased.

Rick Martin seconded the motion. All were in favor.

Frank Vetere moved to approve all 4 items on the application, to include the condition stated in the previous motion. Rick Martin seconded the motion. All were in favor.

Item 5 on the agenda to discuss a change in the draft zoning ordinance article # 4.3, to add the recording and filing in land records of notices of zoning violations and the resolution of violations. The board agreed these documents should be recorded in land records.

The Planning Commission will present the revised zoning by-laws, that were approved by the Planning Commission after a warned public hearing on February 6, 2024, to the Selectboard at their next regularly scheduled meeting on March 18, 2024. Both the revised and working draft showing the changes to the existing ordinance will be presented to the Selectboard.

Anne Brown made a motion to adjourn the meeting at 8:20 P.M. Frank Vetere seconded the motion. All were in favor.