

PLANNING COMMISSION AND
ZONING BOARD OF ADJUSTMENT
APRIL 1, 2025 MINUTES

The April 1, 2025 meeting of the Planning Commission and Zoning Board of Adjustment was called to order at 6:00 P.M. by Chairman Bruce Pauley.

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

Audience members in attendance were Rachel Diak and Max Eckhardt, representing the applicant, Terrigenous Landscape Architecture of Chester, Vermont, and property owners, Mark and Judith Fleming.

The purpose for the hearing was to determine if a variance should be granted for a proposed gazebo style seating area that extended into the rear set-back dimension for zone RD10.

The property address is 4278 Route 100A. The rear set back dimension for zone RD10 is 50 feet. The proposed seating area would be 7.2 feet within the 50 foot set back for this zone.

Bruce Pauley asked the applicants to present the proposed project to the board. Max Eckhardt explained the design for the seating area barely extended over the set back. The property just beyond the seating area drops in elevation significantly, down to the property line. The house-site sits on top of a steep incline.

Architectural maps had previously been submitted to each board member.

The proposed in - ground pool, bocce court, covered porch, and landscape renovation all fall within the dimensions for zone RD10. The board members asked questions regarding the pool construction and hardscaping for the area surrounding the pool and bocce court.

The applicants stated a local business will be involved in the project, that local gravel and stone will be utilized and no grade change is planned.

Bruce Pauley asked about the accessibility for emergency vehicles, such as fire trucks. He asked if a backing area could be created in the plans for emergency vehicles. While this was not part of the application, the applicants were receptive to this request and stated the property owners would also want to comply, if possible.

The Rules of Procedure 2025 were given to each board member for review. Each attending member then signed the document.

With no further questions or concerns, the hearing ended at 6:25 P.M.

After deliberation, board members agreed to approve the variance to allow the gazebo style seating area proposed for 4278 Route 100A to extend 7.2 feet into the rear set-back of the property.

Rick Martin made a motion to approve the variance. Anne Brown seconded the motion.

Jay Kullman made a motion to adjourn the meeting at 6:31 P.M. All were in favor.

Respectfully submitted,
Elaine Pauley, Secretary