

TOWN OF POMFRET
ZONING BOARD OF ADJUSTMENT

Minutes of Meeting
February 11, 2020

MEMBERS PRESENT: Alan Blackmer (Chair), Michael Reese, Shaun Pickett
MEMBERS ABSENT: Benjamin Brickner
OTHERS PRESENT: Karen Hewitt (Zoning Administrator), Ryan Hereth (Geobarns, LLC), and Bill Overbay (Landowner)

A hearing was held regarding the following application:

Application #ZP20-02 by Geobarns, LLC for Bill and Kate Overbay for flood plain review for an addition of an enclosed shed within the flood plain on parcel #0122 at 2286 Pomfret Road.

The hearing was not recorded.

HEARING:

The hearing on Application #ZP20-02 was opened at 5:05 PM.

At the outset of the hearing, the ZBA afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. § 4465(b) to demonstrate that the criteria set forth in that statute could be met. Ryan Hereth and Bill Overbay were sworn in as interested persons.

The subject property is a 2.25± acre parcel located at 2286 Pomfret Road in the Town of Pomfret (parcel ID #0122).

Applicant submitted the following:

- A. Zoning Permit Application, Permit No: ZP20-02 dated 12/18/2019
- B. Drawing entitled "Permitted Shed Roof" dated 10/24/2019;
- C. Drawing entitled "Proposed Enclosed Shed" dated 12/18/2019;
- D. Drawing entitled "Proposed vs. Permitted Elevations dated 12/18/2019; and
- E. Overhead photograph with 40-foot riparian buffer marked and current and proposed structures identified.


During the course of the hearing the following testimony was heard from Ryan Hereth and Bill Overbay.

1. The attached enclosed proposed shed would be attached to the existing garage and would go from a 9 ft cantilevered overhang to a 14ft roof. It would be enclosed for storage of lawn equipment, bikes and sporting equipment.
2. The proposed shed would be dry storage and not heated.
3. The proposed shed would be placed on a 6-inch concrete slab with crushed stone beneath.
4. No window will be installed. Possibly 2 light fixtures within the shed, one is needed for the egress by the door.
5. Roof material would be metal with proposed roof rails to eliminate excessive snow pile up.
6. A six-inch slab over crushed stone would be installed.
7. Applicant measured the distance from a point on or near the edge of the bank of the brook to the existing building as being 61 feet.
8. Applicant will email Zoning Administrator a Letter of Map Amendment (LOMA) showing that existing buildings are above the flood elevation requiring flood insurance;

Michael Reese moved to recess the hearing pending further information from the State of Vermont Regional Flood Plain Manager. Alan Blackmer seconded.

By unanimous vote, the ZBA recessed the hearing at 5:50 PM to be continued on March 5th, 2020 at 6pm.

These minutes approved at Pomfret, Vermont, this 18 day of February, 2020.



Alan Blackmer, Chair, Zoning Board of Adjustment