

Town of Moretown Development Review Board
79 School Street, Moretown, Vermont 05660

Minutes of Hearing Held November 17, 2016

Application No. 16-50: Joyce M. Manchester and David C. Stapleton Request for Side Setback Waiver 1425 Cobb Hill Road

John Riley called the meeting to order at 6:35 p.m. Present for the Board were Paula Woods, Eric Howes, Jim O'Neill and John Riley. Applicants were present as well as John Weir, Zoning Administrator.

Applicants went over the plan submitted with the Application. The proposed garage would lie between the existing driveway and residence. It is intended to be a two story structure. The application contemplates a 576 square foot footprint. Plans for the precise location have not yet been developed and it is possible the final location may be more than 65 feet from the side boundary. Mr. Stapleton explained that they had explored other options for the garage. One would require losing a perennial garden which a prior owner took many years to develop. Another would involve significant blasting of ledge.

Martin is the neighbor on the side where the setback waiver is proposed. According to Mr. Stapleton the Martin residence is at a higher elevation and will be screened by existing trees. They received notice and have no objection to the Application.

Portions of the subject parcel have steep slopes and ledge. The site plan shows existing springs. As part of the garage proposal Applicants have agreed with a neighbor to contribute to a well improvement ending the need to use the springs.

A similar application two years ago was denied. Since then Section 4.5(C) has been added to the Zoning Ordinance. It permits the DRB to grant modifications to setback requirements. In the Preserve District a side setback may be reduced from 100 feet to not less than 65 feet. The reduction must be needed to preserve a scenic feature not otherwise protected by the setback; or be necessitated by building constraints caused by geologic, topographic, or hydrologic conditions. Jim O'Neill made a motion to grant the setback variance from 100 feet to 65 feet. Eric Howes seconds. Jim explained that the rationale for the variance was that a two-car garage is a reasonable use complimentary to the existing house on a 20 acre parcel, and the existing topography creates building constraints justifying the variance. All voted in favor.

There being no further business the meeting adjourned at 7:10 p.m.

Respectfully submitted,

John Riley, Acting Secretary

Date