

Zoning Board of Adjustment

May 12, 2022

Meeting Minutes

1. Introductions

Board members present at the meeting were Todd Hindinger, Willis Wood, David Gulbrandsen, James Cahill, John Broker-Campbell. Willis Wood, an alternate, was a participating Board member at tonight's meeting. Ryan Gumbart, land use administrator, was also in attendance.

The audience members were Dwight Phelps and Nancy Phelps.

2. Call to order

Todd Hindinger called the meeting to order at 7:07 PM.

3. Agenda Review

There were no changes proposed.

4. Comments from Citizens regarding items not on the agenda

There were none.

5. Approval of Meeting Minutes – March 10, 2022 and April 14, 2022

David Gulbrandsen made a motion to approve the minutes of March 10, 2022 as corrected. Todd Hindinger seconded it. Willis Wood abstained. The motion passed.

The minutes of April 14, 2022 were postponed until the next meeting.

6. Public Hearing Chris Yurek Parcel ID 12-00-42, C10, conditional use

Todd Hindinger opened the hearing at 7:19 PM. Ryan Gumbart stated that the engineer, on behalf of the applicant, has asked for this hearing to be postponed. Ryan Gumbart stated that there is nothing new from the public. Also, he gave the engineer Mr. & Mrs. Phelps phone number.

David Gulbrandsen made a motion to continue the hearing till June 9, 2022 at 7:00 PM. Todd Hindinger seconded it. The motion passes.

7. Board Reorganization, select officers

James Cahill made a motion for Todd Hindinger to be chair. David Gulbrandsen seconded it. The motion passed.

David Gulbrandsen made a motion for John Broker-Campbell to be vice-chair. James Cahill seconded it. The motion passed.

John Broker- Campbell made a motion for James Cahill to be clerk. Todd Hindinger seconded it. The motion passed.

Todd Hindinger made a motion for Diana Stillson to be recording secretary. John Broker-Campbell seconded it. The motion passed.

deForest Bearse and Willis Wood are the alternates for the Board.

8. Meeting date

The Board decided upon the first and third Thursday of each month for their meetings.

9. Rules of Procedure updates and adoption

Todd Hindinger stated that he copied the 2012 Rules of Procedure and re-formatted it. He added the mask policy and made his suggestions in red. He amended it with the current date/year. The Board reviewed the document, made comments, suggestions, etc. Todd Hindinger will add/delete the Board's suggestions and bring a new copy to their next meeting.

David Gulbrandsen made a motion to accept the Rules of Procedure as amended during this meeting. James Cahill seconded it. The motion passed.

10. Bylaw update Business

Ryan Gumbart emailed the Board members an updated copy of the Bylaws. He provided hard copies to Board members at the meeting too. He stated that this is a draft and he has not proofread it, but it contains the most up to date Bylaws. He mentioned to the Board that the Select Board has a public meeting on Monday, May 16, 2022, for more proposed Bylaw changes from the Planning Commission. He stated that the proposed changes include changing the Zoning Districts back to the 90's, remapping zones & districts, Village District

changes, and new language for home and business occupation. He will email a copy of the proposed changes to the Board members.

11. Discussion of Items for Future Agendas

The Board will review the updated Rules of Procedure and adopt it. They will look at the Ethics Policy. They will also have the hearing from tonight's meeting that was continued.

12. New business

There was none.

13. Adjournment

Todd Hinderger made a motion to adjourn at 9:09 PM. Willis Wood seconded it. All were in favor.

Respectfully submitted,

Diana Stillson