

Zoning Board of Adjustment

June 9, 2022

Meeting Minutes

1. Introductions

Board members present at the meeting were Todd Hindinger, Willis Wood, and David Gulbrandsen. Willis Wood and deForest Bearse, alternates, were participating Board members 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 7:04 PM.

3. Agenda Review

David Gulbrandsen made a motion to move the public hearing to first on the agenda. Willis Wood seconded it. All were unanimous.

4. Comments from Citizens regarding items not on the agenda

There were none.

5. Approval of Meeting Minutes – April 14, 2022 and May 12, 2022

Todd Hindinger made a motion to approve the 2nd draft minutes of April 14, 2022 with the understanding that one of the three Board members was not present tonight. deForest Bearse seconded it. deForest Bearse and Todd Hindinger voted in favor of the motion. Willis Wood and David Gulbrandsen abstained.

Willis Wood made a motion to approve the minutes of May 12, 2022 as written. Todd Hindinger seconded it. The motion passed.

6. Ethics Policy

Ryan Gumbart sent all the Board members a copy of the Town's Ethics Policy approved by the SelectBoard on August 15, 2016.

Willis Wood made a motion to adopt this Ethics Policy as theirs. deForest Bearse seconded it. All were in favor of the motion. The Board members at this meeting signed the Ethics Policy. Ryan Gumbart will have the other members sign it later.

7. Sign Rules of Procedure

Todd Hinderger took the Board's suggestions from the previous meeting and added them to this document. The Board members reviewed the revised Rules of Procedure. The Board members at this meeting signed the Rules of Procedure. Ryan Gumbart will have the other members sign it later.

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

Todd Hinderger opened the hearing at 7:09 PM. Ryan Gumbart stated that the applicant would like to continue this hearing two or three months. They would like to speak with Mr. & Mrs. Phelps and are waiting on a couple more permits.

Todd Hinderger stated that Jaime Wyman is staying on as a Board member because of this application. She thought she would be on for only an extra month or so. This is not fair to her due to her professional life. David Gulbrandsen stated that the applicant is not doing anything on purpose. He is fine with the hearing being delayed two to three months. Willis Wood is recused from this hearing due to being an abutter. He had no comments. deForest Bearse wanted to know how many times this hearing has been postponed. Todd Gulbrandsen stated that this would be the third continuation. The Board stated that if the applicant is not ready for the next hearing, he could withdraw without prejudice and reapply again. He would have to pay for the notices again.

deForest Bearse made a motion to continue the hearing till August 18, 2022 at 7:00 PM with the understanding that this is the last continuation. Todd Hinderger seconded it. The motion passes.

9. Welcome new members

Joseph Bublat will be joining the Board. He is not sworn in yet, but has been approved by the Select Board.

10. Future Agendas

The next Board meeting will be July 7, 2022 at 7:00 PM.

- a. Member Training - Each new Board member will receive a copy of the Policies and sign them.
- b. Meeting dates
- c. Zoning Bylaws updates
- d. Means of communication with other Boards
- e. Bylaws Maps

11. New business

There was none.

12. Adjournment

Willis Wood made a motion to adjourn at 8:22 PM. deForest Bearse seconded it. All were in favor.

Respectfully submitted,

Diana Stillson