

TOWN OF SUNDERLAND
ZONING BOARD OF ADJUSTMENT
Meeting Minutes as Approved for November 27, 2012, 7:00 p.m.
at the Sunderland Elementary School

Zoning Board Members in Attendance:

Robert Alexander, Chairman
John Stuermer
Robert Faley

Peter VanVleck, Jr.
Peter Luca

Other Attendees:

Sunderland Planning Board
Ellis Speath, Engineer
David Mooney, Architect

Alan Tate
Diane Ehrinfracud
Ed Bove, Zoning Administrator (ZA)

Business:

The Chairman called the meeting to order at 7:28 p.m.

All of the attendees planning to testify were sworn in collectively by the Chairman.

1. Application of the Hill Farm Inn for extensive renovations, Hill Farm Road:

Visits to the site by Board Members were conducted prior to the meeting.

The Engineer (Ellis Speath) testified on behalf of the owners of the Inn, who were not present at the hearing, and presented an overview of the site plan, as well as, the existing and proposed building elevations. The Architect, David Mooney, presented specifics about the Inn's proposed interior renovations. Several inconsistencies were noted between the application and the plan and the Architect and Engineer worked to clarify any variation.

At this point in the Hearing it was determined that the Planning Board (PB) would need to review the application prior to the Zoning Board of Appeal's (ZBA) review. The PB would then provide their recommendations to the ZBA to take into consideration when determining whether the proposal complies with the Zoning Bylaws.

The Chair of the ZBA called a brief temporary recess until a recommendation of the Planning Board could be obtained.

When the ZBA meeting reconvened, the PB provided several recommendations: the restaurant and cabins will only be considered in a future application; the existing dining room will remain as is for guests only, and; the exterior of the building will match existing historic features and comply with ACT 250.

Robert Alexander made a motion to accept the recommendations of the PB and approve the Conditional Use of the property; Rob Faley seconded and the motion carried unanimously.

2. Application of Alan Tate and Diane Ehrinfraund for construction in a flood hazard area at 70 Kansas Road:

Applicants plan to restore the existing poured concrete foundation that was damaged during Tropical Storm Irene. The existing house is approximately 200 years old. Applicants plan to raise the house and place it on a new poured concrete foundation that is taller than the compromised foundation, but in the same footprint as the existing. A new cantilevered deck to act as a fire escape will also be constructed.

At 8:23 p.m., Peter Van Vleck moved to go into executive session; Rob Faley seconded and the motion passed unanimously. At 8:26 p.m., the ZBA came out of executive session.

Peter Luca made a motion to approve the application contingent upon other required permits; Rob Faley seconded and the motion carried (John Stuermer abstained).

3. Other business:

None.

4. Adjournment:

John Stuermer made a motion to adjourn the meeting, Peter Luca seconded the motion and the motion passed unanimously. The meeting adjourned at 8:52 p.m.

rlf/RLF