

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

Minutes of Hearing Held June 24, 2021

Because of the Covid-19 Pandemic this hearing was held by Zoom videoconference. Present for the Board were John Riley, Paula Woods, Greg Nagurney, and David Russo. Participation in the hearing held was as noted below.

Application of Gary S. Butler and Rebecca L. Sykes for Rebuilding of Existing Barn as Workshop at 989 Route 100B

John Riley called the meeting to order at approximately 6:32 p.m. Present was the Applicant, Gary S. Butler by phone at the town office, with David Specht, Zoning Administrator. There is an existing barn on the Butler property which is located within the flood hazard area. The proposal is to demolish the barn which has some deterioration and replace it with a new 32' x 16' workshop and storage building.

The application requires DRB approval as it involves construction within the flood hazard area. In advance of the hearing the Board received copies of the zoning application, site plan, elevation certificate, DRB application, conditional use addendum, and evidence abutting property owners received notice of the application.

Also included in the hearing packet were comments on the development provided by state flood plain engineer, Ned Swanberg, on May 27, 2021, together with an ANR atlas screenshot of the site location, and a FEMA elevation certificate building diagram description.

The existing barn is located 3 feet from one sideline and so does not comply with current Village setback standards. But the proposal is to remain in the same footprint and so the degree of nonconformance will not increase.

The application has been designed to meet the criteria for development in the flood hazard area. The structure will sit on piers which will allow floodwaters to pass with the base floor elevation above the flood hazard level elevation. The Board asked for clarification as to the building height. Mr. Butler estimated the existing barn is approximately 20 feet high, and the proposed structure is not proposed to be any higher.

John Riley made a motion to approve the application as submitted with the condition recommended by Mr. Swanberg that upon completion of construction the Applicant

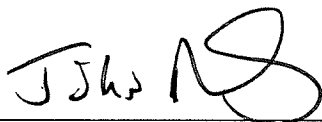
submit an elevation certificate evidencing the construction was completed consistent with the application. David Russo seconded. Paula suggested an amendment that the building height be no greater than the existing building height of approximately 20 feet as represented by the Applicant. John and David agreed to accept the suggested amendment as part of the motion for approval. David Specht noted for the record the existing building height was an estimate and that through a measuring tool he can readily determine the actual existing building height and will place the information in the zoning file. There being no further discussion, the motion was approved unanimously.

There being no further business, the meeting adjourned at approximately 6:50 PM.

Dated this 29<sup>th</sup> day of June, 2021.

Respectfully submitted

Moretown Development Review Board

A handwritten signature in black ink, appearing to read "John Riley", written over a horizontal line.

By John Riley, Acting Clerk