



Town of Burlington

Zoning Board of Appeals
Minutes of Regular Meeting
April 16, 2024
Town Hall Auditorium & ZOOM

PRESENT: Peter Perkins-Chair, Belinda Cargill, Jeffrey DuBois, Sharon Farmer
Alternates: Laurie Arel, Chris Argiopoulos (remote), Steven Perry
Recording Secretary, Tanna Romero

1. **Call to Order:**

a. Attendance and Designation of Alternates:

Chairman Perkins was present for the meeting and called the meeting to order at 7:01PM. Regular members present were seated for the meeting. Chris Argiopoulos will sit for Michelle Berentich.

b. Act on Meeting Minutes of March 19, 2024:

It was decided to table the approval of minutes until the next meeting, allowing time for the minutes to be posted.

c. General Communications:

none.

Motion made, seconded, and passed unanimously to amend the agenda to switch bullet point **a.** and bullet point **b.** Dubois/Cargill.

2. **New Business:**

**a. Public Hearing for Application 2024-566 – Garreau – Variance Front Yard
Westland Rd #8**

Motion made, seconded, and passed unanimously to suspend the regular meeting and open the Public Hearing for Application 2024-566 – Garreau – Variance Front Yard - Westland Rd #8 at 7:05PM. Farmer/Cargill

Seated: Perkins, Cargill, Farmer, DuBois, Argiopoulos (remote) to sit for Michelle Berentich.

Kaitlyn Lason was present and spoke on behalf of the homeowner, James Garreau, to the ZBA regarding the request for the Front Yard Setback adjustment, accessory structure construction.

Board members discussed the application at length.



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No written communication in favor of or opposed to the application.
No persons in attendance to speak in favor of or opposed to the application.

Motion made, seconded, and passed unanimously to adjourn the public hearing and reopen the regular meeting at 8:10PM Dubois/Arel.

Motion to approve Application 2024-566-Garreau-Variance Front Yard - Westland Rd #8. Variance request from section VI Residential Zones/A. R-44 Residential Zone/5 for the installation of an accessory pool house on a proposed 20' x 20' concrete pad and paver patio & stairs. The structure will be behind the already installed fence line that meets the Town Zoning Regulations, and the pool house is to enhance the use and enjoyment of the property for the family. The requested variance is for a 23' variance of the 35' Stone Ridge Crossing front yard for a new front yard setback of 12' for this project. This setback will allow for the re-positioning of the structure if any ledge is encountered in the project area and cannot be addressed. This request does not include the Westland Road front yard setback. The hardships for his variance request are (1) The well location is in the middle of the back yard limiting options for locating near the pool, (2) Septic and leaching fields located in 2nd Front Yard, (3) Location restrictions due to naturally occurring ledge in the yard and (4) This parcel is the only one in the subdivision with two front yards making it unique. (Motion amended to add the restriction that the height of the structure can only be a single level and apply only to the length of the pool house). Cargill/Dubois

In Favor: Perkins, Cargill, Farmer, DuBois, Argiropoulos
Opposed: None
Abstained: None

Variance granted

b. Review Application 2024-567 – Neistat – Rear Yard Setback Variance – Ventres Way #7.

Members of the Board discussed the application to ensure completeness. Application should be updated to have the specific variance stated. Update the application form with the specifics of the variance being requested with the applicable section of the regulation. Public hearing has been set for May 21 2024.

c. Any new business to come before the board. none

3. Adjourn:

Motion made, seconded, and passed unanimously to adjourn the meeting at 9:00PM Dubois/Arel