

Wallingford, VT Development Review Board (DRB) Minutes
Hearing to consider the application by Nicholas Strom-Olsen
to build an addition onto his garage.
May 7, 2015 @ Town Offices @ 7:30 pm
75 School Street, Wallingford Village

DRB Members Present: Nathan Astin, Jill Burkett, Derek Farmer, Carol Ann Martin, and Ann Tiplady

Also present: applicant Nicholas Strom-Olsen and Mr. and Mrs. Garland (next-door neighbors to Mr. Strom-Olsen)

Hearing was called to order and opened at 7:30 PM by Nathan Astin

The visitors (Mr. Strom-Olsen and the Garlands) were sworn in.

The hearing was called to consider Mr. Strom-Olsen's request for a variance to current zoning regulation. He wishes to build an additional bay on his garage with the intention of using it for a truck for fire-wood.

The initial application was denied because the proposed garage bay will encroach into the currently required 30-foot set-back for a side-yard.

Mr. Strom-Olsen showed photographs of his house and garage as they are now, with the perimeter of the additional bay drawn on. He further explained that this option seemed the most sensible as it will add on to the existing garage most naturally, and most economically. He described other possible locations, which would meet the set-back requirement, but which would be more difficult and more costly.

Mr. Strom-Olsen explained that he desires a garage addition that makes the least change to the site. He also explained that he would not proceed with the project if the neighbors, Mr. and Mrs. Garland, have any objections to it.

Mr. and Mrs. Garland spoke in support of Mr. Strom-Olsen's application. Not only did they not have any objections to the proposal, they preferred the intended project to the alternatives, which would not have required a variance. They explained that the project, as proposed, would be the least disruptive to the view from their house. The new garage bay would look very like what they already see from their house, and would reduce the scenic view very little. The alternatives would be much more disruptive to their view, because rather than being in front of the already existing garage, they would create an additional building in their view, blocking the scenery.

Mr. and Mrs. Garland were fully supportive of Mr. Strom-Olsen's application for a variance to the zoning requirements.

The hearing was closed at 7:42 p.m. and the visitors left.

The DRB then entered into a deliberative session to discuss the application and the testimony.

Derek Farmer made a motion to approve the variance as requested by Mr. N. Strom-Olsen. Nathan Astin seconded. Vote: Motion carried unanimously (5-0). Application was approved.

The meeting adjourned around 8:00 P.M.

Submitted by: Ann Tiplady, recorder

Initial Draft: 5/11/15

Revisions:

Final/Approved: 5/21/15