

**TOWN OF WOODFORD VT
WOODFORD TOWN HALL
ZONING BOARD OF ADJUSTMENTS (unapproved)
November 8, 2021**

Members Present: Susan Wright-Chair, Ed Shea, Chuck Suss, John Dovitski

Also Present: Janet Saddler (Clerk) Larry Hollister (Applicant)

1. Susan called the meeting to order at 5:01PM

2. **Agenda Adjustments:** Citing none, the Board moved to item 3

3. **Public Comments:** There were no public comments

4. **Approval of Minutes (10/11/2021):** Ed made a motion to approve the minutes as presented with a 2nd from Susan. There being no further discussion, all in favor, **motion carries.**

5. **Public Hearing:** Application #2021-07 from Larry Hollister requesting a setback waiver in order to construct a 32-foot by 60-foot multipurpose building. This application is before the Board as the road frontage falls just short of the 40-foot setback requirement. Mr. Hollister stated that he could not place the building further back on his property as there is ledge that would prohibit the construction of a building deeper onto his property. It was determined that Mr. Hollister had a storage container on the property that he was unaware needed a permit due to its size. Because it was unclear how much of the actual road Mr. Hollister owned it was requested by the Board that his front line be clarified.

Chuck motioned to approve the setback waiver contingent on determining the actual frontline footage and amending the permit to include the storage container. 2nd by Ed. There being no further discussion, **motion carries.**

As a final determination, Susan researched Mr. Hollister's Deed and Mr. Hollister reported his actual measurement clarifying that the setback waiver needed was 10 feet.

6. **Other Business:** Susan informed the Board that she now sends a letter to all new residents welcoming them and outlining what permits are required in Woodford.

John questioned if enclosing a deck that exceeds 36 square feet even though the footprint is not changed, would be considered an addition and therefore requiring a building permit. The Board was in agreement that it would need a permit.

7. **Adjourn:** Susan made a motion to adjourn the meeting at 5:50PM with a 2nd from Chuck. All in favor, **motion carries.**

Respectfully Submitted,

Janet Saddler, Board Clerk