

**VILLAGE OF ESSEX JUNCTION  
ZONING BOARD OF ADJUSTMENT  
MARCH 15, 2016  
AGENDA  
6:00 P.M.**

**I. Audience for Visitors**

**II. Additions or Amendments to Agenda**

**III. Minutes**

- A. Regular Meeting – August 18, 2015

**IV. Public Hearing**

- A. Conditional Use application for a two story 18,774 s.f. addition to an existing light manufacturing building at Flex-A-Seal, 1 Jackson Street in the MCU District, by Krebs & Lansing Consulting Engineers, agent for Hank Slauson, owner.
- B. Conditional Use application for an existing 2 story detached garage which exceeds 50% of the total above grade floor area of the principle structure at 54 Old Colchester Road in the R1 District, by Robin Hollwedel, owner.

**V. Other Business**

**VI. Adjournment**

Pursuant to 24 VSA Section 4464(a)(1)(C) Participation during the public hearing before the Essex Junction Zoning Board of Adjustment is a prerequisite to the right to take any subsequent appeal.

Members of the public are encouraged to speak during the Public-To-Be-Heard agenda item, during a Public Hearing, or, when recognized by the Chair, during consideration of a specific agenda item.

This meeting will be held in the conference room of the Essex Junction municipal building at 2 Lincoln St., Essex Jct., VT. Reasonable accommodations will be provided upon request to the Village, 878-6950, to assure that Village meetings are accessible to all individuals regardless of disability.

For information on subsequent meetings on the above mentioned applications, please contact the Planning Department from 8 – 4:30 at 878-6950 or the website [www.essexjunction.org](http://www.essexjunction.org).

**VILLAGE OF ESSEX JUNCTION  
ZONING BOARD OF ADJUSTMENT  
MINUTES OF MEETING  
March 15, 2016**

**MEMBERS PRESENT:** Bruce Murdough, Aaron Martin, Martin Hughes. (Tom Weaver and Jim Moody were absent.)

**ADMINISTRATION:** None.

**OTHERS PRESENT:** John Alden, Steve Portbriand, Bill Nedde, Lyman Ross, Genevieve Melle, Robin J. Hollwedel, Deb Rehban Hollwedel.

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**1. CALL TO ORDER and AUDIENCE FOR VISITORS**

In the absence of Chairman Tom Weaver, Bruce Murdough called the meeting to order at 6 PM. There were no comments from the audience.

**2. ADDITIONS/AMENDMENTS TO AGENDA**

There were no changes to the agenda.

**3. MINUTES**

*August 18, 2015*

Approval of the August 18, 2015 minutes was postponed due to lack of a quorum present at the 8/18/15 meeting.

**4. PUBLIC HEARING**

The function of the Zoning Board as a quasi-judicial board and the hearing procedure were explained. Individuals to give testimony before the Board were sworn in.

**Conditional Use application for a two story 18,774 s.f. addition to an existing light manufacturing building at Flex-A-Seal at 1 Jackson Street in the MCU District by Krebs & Lansing Consulting Engineers, agent for Hank Slauson, owner**

John Alden, Bill Nedde, and Steve Portbriand appeared on behalf of the application.

**STAFF REPORT**

The Zoning Board received a written staff report on the application, dated 3/15/16.

**APPLICANT COMMENTS**

John Alden reviewed the Flex-A-Seal site at 1 Jackson Street that abuts the railroad, village public works garage, and a car repair and a sprinkler operation. Mr. Alden noted the following:

- Flex-A-Seal makes mechanical seals on site.
- More manufacturing space is needed. The proposed addition is 18,774 s.f. (two stories) of mainly open manufacturing floor space and some additional office space. Eventually the business may add up to 16 new staff.
- An increase in the number of tractor trailers to the site is not anticipated. There will be no change operationally to the business.

- The existing loading docks will be moved slightly. The height of the building is the same as the existing metal building in the rear of the property. Height and setback requirements are met.
- Some landscaping will be added to the existing hedgerow for screening. The building will have a new front door which will “dress up” the look of the building. The building was designed to “snug up” to the existing hedgerow.
- One or two existing on-site parking spaces may be lost to the addition, but the parking area and traffic pattern will not be altered.

Martin Hughes asked about parking within the property boundary and relocation of the loading docks. John Alden explained the business owner has been working with the village to accommodate parking. There is both on-site parking and arrangement for parking off site. Bill Nedde added the arrangement is known as transportation demand management (TDM). Regarding the loading docks, the two docks will be side by side and moved out slightly from the present location.

Aaron Martin asked about the village escrow account mentioned in the staff report. John Alden explained if a proposal cannot implement the required landscaping amount (2% of the cost of construction) then the balance of the funds is put into the village escrow account for use at the discretion of the village.

#### PUBLIC COMMENT

Lyman Ross, 13 Jackson Street, showed photos of the area and expressed concern about the parking lot behind his property and the business continuing to grow. The lights in the parking lot prevent use of a telescope at night. Houses are very close together in the neighborhood.

Genevieve Melle, 13 Jackson Street, mentioned the area is not a manufacturing zone yet the company is a manufacturing business (the zoning is commercial). Lyman Ross noted the definition in the village plan of “light manufacturing” is “assembly of components into a consumer product”. Ms. Melle asked about the parking arrangement with the village. John Alden said there is a long term lease for parking. Bruce Murdough said the residents can get more information about the parking arrangement from village staff.

It was noted the following correspondence was received on the application:

- Written note, dated 3/10/16, from William Kalanges in support of the application.
- Email, dated 3/11/16, from John Heermans and Cecilia Polansky, 9 Jackson Street, expressing concern about increase in employees and having adequate parking, increase in semi-trucks to the site and impact on adjacent residential property value, and projected change in noise level.

There were no further comments.

**MOTION by Aaron Martin, SECOND by Martin Hughes, to close the public portion of the conditional use application for a building addition at 1 Jackson Street by Flex-A-Seal. VOTING: unanimous (3-0); motion carried.**

## DELIBERATION/DECISION

Conditional Use, Building Expansion, 1 Jackson Street, Flex-A-Seal

## FINDINGS OF FACT:

1. The property is in the Mixed Commercial Use District (MCU) with a parcel size of approximately 72,582 s.f. Lot frontage is 39.6 feet.
2. The existing land use is light manufacturing. Surrounding land use is village public works garage, rail line, car repair, sprinkler business, warehouse.
3. Lot coverage is proposed at 72.2%. Total lot coverage permitted is 65% and up to 80% with a waiver.
4. The applicant is requesting a waiver for lot coverage.
5. The request for additional waste water allocation is being addressed.
6. The proposed addition meets all setback requirements per the Land Development Code.
7. John Alden with Scott + Partners gave a presentation on the proposal.
8. A set of plans titled "Flex-A-Seal" done by Krebs & Lansing Consulting Engineers, date stamped 2/5/16, was submitted.
9. There was public comment on the application.

## CONCLUSIONS:

1. Findings #1-#9 support the conditional use criteria in Section 502.C.3(a-i).

**MOTION by Martin Hughes, SECOND by Aaron Martin, based on the Findings and Conclusion to approve the conditional use application for a two story 18,774 s.f. addition to an existing light manufacturing building at Flex-A-Seal at 1 Jackson Street in the MCU District. VOTING: unanimous (3-0); motion carried.**

**Conditional Use application for an existing two story detached garage that exceeds 50% of the total above grade floor area of the principal structure at 54 Old Colchester Road in the R-1 District by Robin Hollwedel, owner**

Robin Hollwedel appeared on behalf of the application.

## STAFF REPORT

The Zoning Board received a written staff report on the application, dated 3/15/16.

## APPLICANT COMMENTS

Robin Hollwedel explained the garage was built and an addition was planned to the house, but funds ran short so the house addition was not built. The garage has no plumbing or living space. The parcel is over an acre in size.

## PUBLIC COMMENT

It was noted the following correspondence was received on the application:

- Written note, dated 3/10/16, from William Kalanges in support of the application.

There were no further comments.

**MOTION by Aaron Martin, SECOND by Martin Hughes, to close the public portion of the conditional use application for a garage at 54 Old Colchester Road by Robin Hollwedel. VOTING: unanimous (3-0); motion carried.**

**DELIBERATION/DECISION**

Conditional Use, Garage, 54 Old Colchester Road, Hollwedel

**FINDINGS OF FACT:**

1. The property is at 54 Old Colchester Road in the Residential One (R-1) District. The lot is approximately 44,000 s.f. which is considerably larger than the minimum size of 15,000 s.f. required in the R-1 District
2. The applicant is seeking relief from Section 706.E of the Land Development Code to exceed the requirement that detached garages and sheds do not exceed 50% of the square footage of the principal dwelling.
3. The principal dwelling at 54 Old Colchester Road is 1,144 s.f.
4. Detached and semi-attached garages and sheds cannot exceed 572 s.f. of the principal dwelling at 54 Old Colchester Road according to the Land Development Code.
5. Total square footage of all existing detached garages and sheds is 704 s.f.
6. There was public comment on the application.

**CONCLUSIONS:**

1. Findings #1-#6 support the conditional use criteria in Section 502.C.3(a-i).

**MOTION by Aaron Martin, SECOND by Martin Hughes, based on the Findings and Conclusion to approve the conditional use application for an existing two story detached garage that exceeds 50% of total above ground floor area of the principal structure at 54 Old Colchester Road in the R-1 District by Robin Hollwedel.**

**VOTING: unanimous (3-0); motion carried.**

**5. OTHER BUSINESS**

None.

**6. ADJOURNMENT**

**MOTION by Martin Hughes, SECOND by Aaron Martin, to adjourn the meeting.**

**VOTING: unanimous (3-0); motion carried.**

The meeting was adjourned at 6:35 PM.

RScty: M.E. Riordan 