



1
2
3
4

ZONING BOARD OF ADJUSTMENT MEETING MINUTES Tuesday, June 12, 2007

5 **I. CALL TO ORDER:** Brian Shupe, Chair, called the meeting to order at 7:10 p.m. at
6 the Waitsfield Town Office.

7 **MEMBERS PRESENT:** Eleanor D'Aponte, Michael Kingsbury, Brian Shupe (Chair),
8 Hallie Tamez. A quorum was present.

9 **MEMBERS ABSENT:** Gib Geiger, Jr., Robert Shaffer, Mark Sinclair.

10 **STAFF PRESENT:** David Jescavage, Planning & Zoning Administrator.

11 **OTHERS PRESENT:** Troy Kingsbury, Patrick Thompson, Mark Peal.

12 **II. OLD BUSINESS (Public Hearing)**

13 **Continuation of Final Hearing: CASE#3060:** Application by Troy Kingsbury
14 (owner and applicant) d/b/a The Village Grocery for approval to develop an existing
15 commercial site by constructing a canopy over the gas pumps. The property, parcel
16 #99069.000, 4348 Main Street, is located in the Village Business District.

17 Brian S. described concern about the scale and materials of the canopy's design. Since
18 the property is in the historical overlay district, is in the National Register, and the
19 Waitsfield Historical Society has been involved in zoning in that district in the past, he
20 suggested that the Society be asked to comment on the proposal. When he spoke with
21 Jean Sherman, she said that Mr. Kingsbury had spoken with her several times. She said
22 that she would get some comments prepared. Board members endorsed the idea.

23 Mr. Kingsbury said he was trying for a tight design. He noted that the lighting at other
24 gas station canopies in the area tends to be too bright, and he's trying to do more with
25 less. Looking ahead, he wants to put solar panels flat on the roof with sufficient output
26 to power the gas pumps and send excess power out to the grid. He estimated that a
27 solar installation would cost about \$15,000 to \$20,000 with another \$10,000 for
28 batteries. Everything except a power meter would be hidden behind the canopy fascia.

29 Mr. Kingsbury said that the design using stepped-down wood and clapboard at that
30 scale might look busy, but it would blend in with the surroundings. Mike K. noted that
31 the Kaminski station canopy uses 1½" pine plus ¾", so each course steps out 2¼" to
32 pleasing effect. Board members reviewed the measurements to get a better perception
33 of how the canopy would look. The fascia wouldn't need to be as tall as described, only
34 tall enough to contain the lamp canisters and other utilities. Other stations' canopies
35 have more space around them, and Mr. Kingsbury's may look larger because of the close
36 surroundings. Mike K. had taken measurements of the canopy clearance at other gas
37 stations:

- 1 - Champlain 13' 6"
- 2 - Irasville Country Store 14' 0"
- 3 - White's 16' 0"
- 4 - Mac's 15' 6"

5 There was discussion of reducing the length and width of the canopy to 20x38' or
6 20x36'. The metal beam would have to be reduced as well to keep the scale. Mr.
7 Kingsbury said that the purpose of the canopy is to shelter the customer from the rain.
8 He is amenable to simpler materials that don't need to be special-ordered, but his
9 supplier has changed ownership, and his timing is tighter. Mr. Kingsbury said that
10 having a new drawing prepared would cost several thousand dollars.

11 The Board agreed to recess the hearing to the next meeting and allowed that it might
12 need to be recessed again.

13 Mike K. moved, at 7:30 p.m., to recess the hearing until the next meeting on June 26.
14 Eleanor D. seconded. There was no discussion. All members voted in favor.

15 **III. APPROVAL OF MINUTES**

16 The following corrections were made to the minutes of May 22:

17 Page 1, line 9: Jamey Fidel is not a member of the ZBA.

18 Page 1, line 20-21: The ending phrase should read, ". . . which has been recessed since
19 this past winter *due to delay by the applicant's engineer.*"

20 Mike K moved to approve the minutes of May 22 as amended at 7:35 p.m. Eleanor D.
21 seconded. There was no discussion. All members voted in favor.

22 **IV. ADJOURNMENT**

23 Mike K. moved to adjourn at 7:40 p.m. Hallie T. seconded. There was no discussion.
24 All members voted in favor.

25 Respectfully submitted,

26 Mark Peal
27 Minute Taker