

# **Hearing Minutes for the Town of Pawlet Development Review Board**

**#2023-16 Conditional Use Permit at 842 Danby Pawlet Road owned by James Andrus**

June 28, 2023

## **Members in Attendance:**

Jonathan Weiss, Chair

Gary Baierlein, Vice Chair

Sarah Ludlam

Brian Rawls

Tom Kroeber

John Sabotka, 1<sup>st</sup> Alternate

## **Others in Attendance:**

Nancy Morlino, Zoning Administrator

James Andrus, Jr.

Mari Higgins

Charles R. Mason

Phyllis Mason

Keith M. Waite

Frank Nelson

Mr. Weiss called this Hearing to order at 7:15 PM, introduced the members of the Board and invited all interested parties to swear their oath of evidence. Interested parties who identified themselves to the Board were: Mr. James Andrus Jr., Mr. Charles Mason, and Ms. Mari Higgins. Ms. Linda Hynton submitted written testimony.

Zoning Administrator Morlino summarized the matter before the Board. Ms. Morlino explained that James Andrus Jr. applied for Conditional Use permit, #2023-16, on June 8, 2023 for property

located at 842 Danby Pawlet Rd. The property is in zoning district #7 ARR, and he seeks a Conditional Use permit to utilize the property as a Building-Trades or Excavation Contractor Yard. A storage shed associated with this use was built in 2016, permit# 2016-06 and measures 20' long by 14' wide and 10' high and meets all the required setbacks. Mr. Andrus confirmed the nature of the permit request and described his intended use.

Mr. Weiss invited the interested parties to ask questions of the Board or provide any supplementary testimony. Ms. Higgins expressed support for Mr. Andrus' current use of the property and asked how this conditional use permit might affect future use if the property changed ownership in the future. She expressed concern that future use by an owner other than Mr. Andrus might alter the character of the neighborhood.

Mr. Mason asked if this application indicates a change of the current use. Mr. Andrus confirmed that no changes to the current use of the property will occur, and explained that this application is to remedy an issue identified by the ZA. Mr. Mason expressed that he has no objection to the application or how Mr. Andrus is currently using the property.

Ms. Morlino read a letter from abutting neighbor Linda Hynton expressing support for Mr. Andrus' application.

Seeing no further public comment, Mr. Baierlein moved to enter a deliberative session at 7:30 PM, seconded by Mr. Kroeber. All voting in favor, the motion carried.

The Board exited the deliberative session at 8:00 PM and adjourned the Hearing.

Respectfully,

Sarah Ludlam, Acting Clerk