

Proctor Zoning Board of Adjustment Public Hearing  
June 22, 2015, 5:00 pm  
Draft Minutes

Members Present: Ray Beyette, Tom Hogan, Dick Horner [Chair], Jim Moore  
Guests Present: Bob Coons [Zoning Administrator], Michael Lethbridge [Appellant],  
Robert Olberg , Angela Olberg.

Public Hearing:

Dick Horner opened the hearing and swore in all those wishing to give testimony.

Michael Lethbridge gave an opening statement to support his position that he be granted a variance to Section 304 of the Proctor Zoning Regulations {front setback requirements} for a storage shed that he wishes to build. He feels his lot has no suitable place to build his shed except within the setback. He provided a hand-drawn map and photographs of his proposed building site as well as other structures in town that are within the setback.

Dick Horner read Vermont Title 24, Chapter 117, Sub-Chapter 011. Going through the five criteria that must be met for a variance to be granted by the board. The Board questioned Michael about his lot, its size, shape, and other possible shed building sites.

The board also questioned Michael about his fence that was built without a permit and is within the town road right of way. Michael testified that his reading of zoning regulations did not require a permit. He said that he had received a registered letter stating that he was in violation.

Bob Coons gave the board a history of his dealings with Michael on both the fence and shed projects.

Robert Olberg gave testimony as Michael's neighbor across the street. Robert provided the board with a hand-out detailing with his concerns should a variance be issued. Parking, traffic and his children's safety on the narrow dead-end street were his primary concerns.

After hearing all testimony Ray Beyette moved to recess the public hearing and go into deliberative session. Tom Hogan 2nd. Motion passed. Dich Horner cleared the room and the board began its deliberative session. At 5:40 pm the board came out of deliberative session, resumed the public hearing and adjourned at 5:41 p.m.