

ZONING BOARD MEETING WEDNESDAY, MAY 17, 2023 AT 5:30PM

Present: Zoning Board members: Glenn Foster, Ed Champine, Bruce Sargent, Ernest Choquette  
Zoning Administrator: Oscar Roberts Members of the Public: Louise Choquette, Barry and Jayne Sahaghian Rural Edge – Becky Masure, Bob Hanson

Glenn called the meeting to order at 5:30PM – the purpose of this meeting is to consider the application from Jody Marquis (Creative Real Estate) and Rural edge, parcel ID VT105051 property address 4116 VT Route 105 – this is for a tear down of the existing building and new construction on the existing foundation except modified on the easterly side to be 25 feet from the east property line. The board approved the minutes of May 2, 2023 meeting.

Ernest Choquette asked about the easement for the parcel located at 4127 VT Route 105. Bob Hanson stated that the survey is complete, which defines the boundaries of the easement. This will then go to the attorney for Rural Edge, who will draw up the easement request. Upon completion this will be presented to the Town of Newport Selectboard.

Section 206 of the zoning regulations was then considered by the board:

Section 206.1 – OK no adverse effect

Section 206.2 – OK no adverse effect

Section 206.3 – OK no adverse effect

Section 206.4 - pellet boiler no adverse effect

Section 206-5 – no conditions added to the permit.

Zoning Board then addressed the lack of the required 40' set back on Route 105 and Vance Hill Road. The existing building does not meet the setback requirement. Proposed new building will have the same set back as the existing building. The existing building does not meet the height requirement of 35'. It is 40' high. Rural Edge's proposed building will also be 40' high. Bruce Sargent moved to approve the permit using criteria in Section 404.1 – subject to conditional use approved by the zoning board of adjustment, seconded by Ernest Choquette. All board members present voted to approve this permit.

Meeting was adjourned at 5:45PM.

Submitted by Ed Champine – Zoning Board secretary