

Zoning Board Meeting  
April 5, 2018

Members Present: Harold Wolcott, Dustin Geiger, Mark Connolly

Others: Carl Peter, Donna Falkner, Bob & Liz Wilcox, Kate Wilcox & friend, Kirk Richenberg

5:30 pm – Mr. Connolly called the meeting to order.

Mr. Wolcott moved to approve the March 13, 2018 minutes, Mr. Geiger seconded, carried.

Yes – 3            No – 0

Mr. Connolly asked about Smith's barn on Craig Road. Mr. Peter explained how it came to be and without a sprinkler system one of the renters has to be responsible and on fire watch because there is no sprinkler system.

Mr. Peter asked how much of the house would be used as rental. Ms. Wilcox said less than 50% of the house and that they would be using the same architect as the Smiths.

Bob Wilcox said that the ballroom is to the left as you walk through the front door. Kate Wilcox stated she would like to use the rooms above the ballroom for people who want to stay overnight.

Mr. Geiger asked how she would modify the home. Ms. Wilcox said insulation, roof, cosmetic stuff. Parking would be on the lawn.

Mr. Peter asked how do you intend to separate the driveways. Ms. Wilcox said by using the driveway near the Hillcrest sign to enter. Bob Wilcox said they could put up in and out signs.

At 6 pm Mr. Geiger moved to open the public hearing, Mr. Wolcott seconded, all in favor, carried.

Yes - 3            No – 0

Mr. Peter said that the county needs to review this before ZBA can decide because it is a use variance. May 10 is the next county meeting.

Mr. Geiger asked if the plan was to retain the characteristics of the house. Ms. Wilcox said yes and to restore the parts that were in need of repair. Mr. Wolcott suggested lighting along the driveway and parking lot.

Mr. Geiger said that the gate is open so fire trucks would be able to get through and the parking should be on the lawn not the driveway.

Mr. Richenberg had no comment regarding the variance but was concerned that the public hearing had not been explained on the website so that people would know what it was about. The use variance request was for Hillcrest Estate to have weddings and other events.

Bob Wilcox said that there were no water problems until mid October to late October if there was a delay in getting town water there. Kate said she could ask caterers to bring in drinking water.

Mr. Geiger asked how long before she would start. Kate said as soon as it was approved she'd meet with the architect.

6:15 pm Mr. Geiger closed the Public Hearing, Mr. Connolly seconded, all in favor, carried.

Yes – 3            No – 0

Mr. Connolly said that when we hear back from the county we will reconvene and decide.

Motion by Mr. Geiger to close the meeting at 6:22 pm, seconded by Mr. Connolly, carried.

Yes – 3            No - 0

Respectfully submitted,  
Donna K. Falkner