

Town of Bolton  
3045 Theodore Roosevelt Highway  
Bolton VT 05676  
802-434-5075

**Development Review Board Public Hearing Minutes**

October 17, 2001

Development Review Board members present: Shirley Zundell, co-chair, Mike Rainville, co-chair, and Ken Richardson

Development Review Board members absent: Rob Heimbuch

Development Review Board member recused: Susan Vita

Bolton Zoning Administrator: Dick Ward

Clerk: Amy Grover

Present on behalf of application: Susan Vita

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**Call To Order**

Mike Rainville called the hearing to order at 7:05 p.m.

**Public Hearing**

This hearing was convened to consider the request of Joseph and Susan Vita for a variance from Article VI, Section 8, Non-complying structures, sub-section 2, from the Bolton Zoning Ordinance, for permission to construct a 13' x 15' addition to an existing 15' x 40' barn, which is non-complying to the setback requirements (35 feet), existing setback 16.6 feet. Property is located at 428 Bolton Valley Access Road, Tax Map Parcel # 9-3015 (AR-1 District)

Susan Vita appeared on behalf of the application.

Mike Rainville swore in Susan Vita.

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**Development Review Board Report**

Dick Ward distributed a site plan to the Board, and noted that the current barn is 15' x 40'. The proposed addition is 13' x 15'. Mr. Ward stated that the setback requirement in that area is thirty five (35) feet, that the existing setback is 16.6 feet, and that the proposed addition to the barn will not increase the non-conformity of the structure as the 16.6 foot setback will be maintained. Mr. Ward added that the barn predates the current by-laws.

Mike Rainville stated that the two abutters, Lynch and MacDonald, had contacted the clerk of the Board to state that each of them had no issues with the barn addition, that previous work done to the property had been quality work, and that they both felt the property looked very nice. Their comments were entered into the record.

**Applicant Comment**

Susan Vita stated that the addition would be one horse stall, with hay storage on the top. She noted that she wanted to provide a space for all of their horses to be in the barn at night.

Ken Richardson asked if the addition would be of the same design and height. Ms. Vita replied that it would be the same height, with a traditional gable roof, not a gambrel roof.

Mike Rainville asked if the small addition to the barn would be removed. Ms. Vita replied that it would.

Shirley Zundell asked if the Vitas had requested a previous variance for the barn. Ms. Vita replied no, they had not applied for any permit for the barn.

Mike Rainville noted that because of Joiner Brook, there was no other place to build. Ms. Vita affirmed that, and noted that their property is a work in progress, and in the future they hoped to build a barn structure on the other side of the brook. Ken Richardson noted that the property looked great.

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**Deliberation and Decision**

Ken Richardson called for the vote. The Board voted unanimously to approve the variance as requested by Joseph and Susan Vita.

The hearing adjourned at 7:15 p.m.

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Amy Grover  
Clerk, DRB

*Minutes are unofficial until accepted.*

*These minutes were read and accepted by the Bolton Development Review Board on \_\_\_\_\_, 2001.*

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Michael Rainville, Co-Chair, DRB  
Or

Shirley Zundell, Co-Chair, DRB

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