
Minutes subject to correction by the Essex Junction Zoning Board of Adjustment. Changes, if any, will be recorded in the Minutes of the next meeting of the Zoning Board of Adjustment.

**VILLAGE OF ESSEX JUNCTION
ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING
January 15, 2008**

MEMBERS PRESENT: Ron Gauthier, Robert Walsh, Mary Gauthier. (Tom Weaver and Bruce Murdough were absent.)

ADMINISTRATION: Jeff Arango, Development Director.

1. CALL TO ORDER and AUDIENCE FOR VISITORS

In the absence of Chairman Tom Weaver, Ron Gauthier called the meeting to order at 7 p.m. There were no comments from the public.

2. ADDITIONS/AMENDMENTS TO AGENDA

None.

3. MINUTES

December 18, 2007

MOTION by Mary Gauthier, SECOND by Robert Walsh, to approve the 12/18/07 with the following correction:

Page 1, Approval of Minutes – correct the vote to read: “3 ayes, 1 abstention (Mary Gauthier)”.

VOTING: 3 ayes; motion carried

4. PUBLIC HEARING

The function of the Zoning Board as a quasi-judicial board and the hearing procedure were explained. Individuals to give testimony before the Board were sworn in.

Conditional Use application for conversion from educational use to office space at 51 Park Street in the RO District by Scott & Partners, agent for Essex Junction Vocational Corp., owner

Mike Burke with Krebs and Lansing Consulting Engineers, John Alden with Scott & Partners, and Bruce Murdough with the School Department appeared on behalf of the application.

STAFF REPORT

Jeff Arango explained the proposal to convert the former Discovery Museum and Center for Technology printing program space to office space at 51 Park Street. No exterior building changes are proposed. There will be some parking layout changes (going from 90 degree parking to 60 degree angle parking to yield more spaces). Twenty-one parking spaces are shown on the site plan to accommodate 18 desks contained in the office space in the building. There are three parallel parking spaces on the south side of the building. A parking waiver of one parking space is requested by the applicant. There is public parking available on Park Street. Traffic circulation will be one-way with entry on the south side. There will be no increase in impervious surface (pavement is being added on the south side and removed in a like amount on the north side). The existing landscaping on the site is adequate and should be maintained. Mr. Arango noted the Village Plan is presently being updated and includes a goal of having public uses and offices in the downtown area. The proposal meets that goal.

Mary Gauthier questioned why an office use is a conditional use in the RO District. Jeff Arango explained when the area was initially zoned Residential-Office, the desire was not to lose the residential character of the neighborhood. It could be changed to a permitted use in the next zoning update. Ron Gauthier noted the building has been office space since 1965.

Ron Gauthier asked if there are any square footage issues in terms of lot coverage. Jeff Arango said there are none. Mr. Gauthier pointed out the back property line is approximately five feet farther back than what is shown on the site plan.

APPLICANT COMMENTS

The applicant did not add comment to the staff report.

PUBLIC COMMENT

None.

MOTION by Mary Gauthier, SECOND by Robert Walsh, to close the public portion of the conditional use application for office space at 51 Park Street. VOTING: 3 ayes; motion carried.

DELIBERATION/DECISION

Conditional Use application for conversion from educational use to office space at 51 Park Street in the RO District by Scott & Partners, agent for Essex Junction Vocational Corp., owner

FINDINGS OF FACT:

1. The subject property is 24,200 s.f. and located in the Residential-Office (RO) District.
2. The owner of record is the Chittenden County Supervisory Union (CCSU).
3. The existing building is approximately 5,990 s.f.
4. No changes to the exterior of the building or an increase in lot coverage are proposed.
5. Twenty-one parking spaces are shown on the site plan and 22 spaces are required.

6. Public parking is available adjacent to the subject property on Park Street.
7. A professional office is a conditional use in the Residential-Office District.
8. The subject property has extensive existing landscaping.
9. Existing pole mounted lights provide parking lot lighting.
10. The surrounding neighborhood consists of a mix of residential and commercial uses.
11. The plans utilized in the review of this project are entitled "Discovery Museum" prepared by Krebs and Lansing Consulting Engineers and dated December 12, 2007 with a revision date of 1/2/08; the plans include Sheet 1.
12. There were no public comments for or against the application.

CONCLUSION:

1. Findings #1-#11 satisfy the conditional use criteria of Section 502.C(a-i).

MOTION by Robert Walsh, SECOND by Mary Gauthier, based on the Findings and Conclusion to grant the conditional use request by CCSU for professional offices at 51 Park Street as presented, and to grant the parking waiver of one parking space as requested by the applicant. VOTING: 3 ayes; motion carried.

5. OTHER BUSINESS

None.

6. ADJOURNMENT

MOTION by Mary Gauthier, SECOND by Robert Walsh, to adjourn the meeting. VOTING: 3 ayes; motion carried.

The meeting was adjourned at 7:20 p.m.

RScty: M.E. Riordan