

TOWN OF CORINTH

Board of Adjustment

Re: Conditional Use Hearing on Development Plan to Rehabilitate a Dwelling within the River Corridor of the Waits River at 9364 VT Rte 25 in Corinth, VT – submitted by Elizabeth Davis and Valery Bochkov of Alexandria, Virginia

The Corinth BOA met on May 23, 2016 at the Town Hall. The meeting was called to order at 6:07 PM. Attending were Karen Galayda, Corinth Zoning Administrative Officer, David Diamantis representing the couple requesting the Conditional Use Permit. He is also the contractor performing the construction work on the home rehabilitation.

The members of the Board of Adjustment are Kevin Eaton, Maxine Slack and Frank Roderick.

The first order of business was to elect officers of the Board.

Roderick nominated Eaton to be Chairman. Slack seconded and the Board voted unanimously to elect Eaton to be Chairman.

Eaton nominated Slack to be Vice-Chair, second by Roderick – unanimously agreed.

Eaton nominated Roderick to be Secretary, second by Slack – unanimously agreed.

TESTIMONY: Diamantis explained that the improvement project to the dwelling involves repairs to the roof, siding and porch together with window replacement, relocation of the furnace up from under the house to the first floor near the bathroom with some work on the bathroom. There will be no increase in the size of the footprint of the house. The house stands on concrete piers with no basement or crawl space. The cost of the repair work is \$30,000.

Galayda reported that the current Town-assessed value of the house is \$97,900. This is less than 30% of the total value of the structure so it is not considered “substantial improvement” as defined by the Corinth Flood Hazard Bylaw, adopted on May 15, 2015

The Application for Permit was forwarded to Ned Swanberg, National Flood Insurance Program Coordinator for the VT Agency of Natural Resources. His letter of response found that the structure is within the River Corridor of the Waits River and appears to be not in the Special Flood Hazard Area. There is evidence of flood damage to trees along the bank of the river, but no visible sign of flooding under or around the immediate area of the house. Some of the area between the

house and the river probably has been subject to flooding. Without certainty of the house elevation above the Base Flood Elevation for the river, it cannot be determined if the house is at risk of potential flood damage. Swanberg advises that the applicants settle this question for any future insurance purposes and before any project to increase the footprint of the structure.

Galayda agreed that the elevation of the house is unknown, but there have been no reports of flood damage to the house.

Diamantis offered that the applicants cannot afford to perform a survey of the house elevation at this time.

Eaton visited the site recently and agreed that from an informal view that the part of the property along the river was probably subject to flooding. He noted that, when standing at the top of the river bank and looking back at the house, the level of the ground under the house is four or so feet above the bank and that the bottom of house is approximately two feet above that ground.

Maxine slack moved that we grant a Conditional Use Permit for the project at 9364 VT Rte 25. Seconded by Roderick. Passed unanimously.

OTHER PROJECTS:

Galayda reported that a Permit Request for the Young property on Tenney Road has been forwarded to Ned Swanberg for his review. The camp has been demolished and a small accessory structure will be built (less than 500 sq. ft.). A proposal to combine the two small ponds to create a single pond will probably need input from the Wetlands Division.

Permit Request from Dan Wing and Din DuBois for work along Potash Brook has been sent to Swanberg for review and comment.

No action from Bowen after an inquiry about a project to replace a mobile home along VT Rte 25 opposite the Waits River School.

Galayda asked if the Board wanted to set a regular monthly date for meetings or would it be preferable to warn meetings only when cases need review. She noted the effort and expense of legally posting and warning each meeting. Slack preferred regular meetings at least until pending cases are decided. Eaton agreed.

Slack moved that the BOA hold a regular monthly meeting on the fourth Monday at 6:00 PM. Seconded by Eaton – Approved unanimously.

Adjourned at 6:50 PM

Respectfully submitted,
Frank Roderick - Secretary