TOWN OF ADDISON
ZONING REPORT
June 2026

The following zoning applications and queries that were received and processed (or in process) as well as research performed in June are as follows:

Permits applications/permits allowed:

New request- Bannister ADU on town line road
Snyder- replace pole barn
Fillion- rebuild and expand horse shed
Banks- rebuild camp (no change in use)
Harwood- porch
Jordan Grant- application to build new home- remains on "pause" awaiting permission for driveway access
Kay Smits- application to build a new home remains on "pause" until WW specs are submitted. But questions remain on use/allowance without subdivision

Preparation of DRB applications

Nottonson request for variance/waiver has been submitted the DRB for the June meeting. This application to precede approval for a subdivision.

DRB findings

Kayhart- DRB hearing approved 2 separate 2-lot subdivisions; final surveys and plats not yet available for this
Goodell- three lot subdivision- question on access to RT 22A, sketch approved
Discussion of Banks property- likely change in application from "change in use" to simple rebuild of a seasonal dwelling. Change in use has required major road upgrade for emergency access.

Violations/Potential violations

Consultations

Many queries on establishing conforming plots that have no frontage but may be accessed by a new class 3 road. My feeling is that this issue will continue to come up frequently, and while currently allowed, it might be something to consider going forward. Can our infrastructure (public water etc) continue to support these unexpected home sites?

NEW CONSIDERATION for the SB: We have and continue to receive requests for certificates of occupancy (COs) for houses that are being sold. Banks often require these in order to approve a mortgage. Traditionally we have not allowed these. My suggestion is that we allow a CO (or a CC- certificate of compliance) for zoning only (setbacks/use/zone/egregious building violations visible from the road). Another local town awards these CCs. The ZA can do this (same as for a new building) after charging an appropriate fee.

Research

Research on boundary changes to non-conforming properties.
Development of property on the shore and necessity of shoreland approval.