

REVISED PUBLIC HEARING NOTICE & draft AGENDA PITTSFORD ZONING BOARD of ADJUSTMENT (ZBA)

On Monday, January 12, 2026; at 7:00 PM, at Town Offices (426 Plains Road) the *Pittsford ZBA will conduct, in Person and Remotely (<https://www.zoom.us> MEETING I.D. 652 103 6395) two Public Hearings*. Town Zoning regulations identify both applications to include Conditional Uses, needing approval by the ZBA. Concise copies of the applications will be posted on www.PittsfordVermont.com; and complete applications will be available for review at Town Office.

Interested Parties are to sign/logged in by 7:15 pm and prepared to submit testimony, or they may forfeit their right to appeal any decision by the ZBA in VT Superior Court.

Revised Draft Agenda fo1/12/2026

CALL PUBLIC MEETING TO ORDER

Approve or amend the draft Agenda

Introduce ZBA Members and present Hearing's Procedure

OPEN PUBLIC HEARING for Application 25-59 from Melissa Smith (Owner), d.b.a. Maison Plas, LLC, which requests Changes &/or Expansion of Uses to the residential & commercial buildings and grounds at 3973 & 3981 VT Rt. 7 (Lister ID # 1026). These include a change of use of the garage -shop to an Event, Personal Services, &/or Retail Sales space; converting (corrective permit) of the single family house at 3981 Rt. 7 to a duplex for Long or Short Term Rentals (STR); expanding the use of the main House at 3973 Rt. 7 to included Restaurant, Bed & Breakfast or STR use; converting the existing Barn and grounds for Event use.

1. ***Swear in Interested Parties.***
2. ZA introduction to the Application.
Have Applicant explain application details and introduce any new application details.
3. Close the Hearing or Continue to future date, time, & place.
4. Enter Deliberative Session (schedule for after closer of Hearings).

OPEN PUBLIC HEARING for Application 25-60 from Edward Fox (Owner) and Chad Fox (Applicant; dba Fox Fuel LLC) which requests Change of Use of existing farm Bunkers to a commercial fuel storage (up to 55,00 gallon capacity) and Distribution (retail sales) Facility for heating oil, diesel & kerosene at 1304 Corn Hill Road (Parcel 0452).

1. ***Swear in Interested Parties.***
2. ZA introduction to the Application.
Have Applicant explain application details and introduce any new application details.
3. Close the Hearing or Continue to future date, time, & place.
4. Enter Deliberative Session (schedule for after close of Hearings).

Other & Miscellaneous Business:

1. Sunshine Mgt. LLC request for minor amendment to Permit 25-32, add exterior staircase.
2. Zoning Board Member updates.

Enter Deliberative Session(s). (ZBA may invite other individuals of interest to stay.)

Exit Deliberative Session(s) and Issue Instructions to the Zoning Administrator.

ADJOURN the Meeting

Cc: za file revised ZBA Agenda 25-59 & 60, 1.12.2026

The intent is to build a new)

enclosed wood framed stair

on the east side of the building

1. The height of the final
grade to second floor
needs to be field verified
to determine the number of risers

Maximum riser height 7"

Tread length 16"

2. Exterior walls 2x6 studs at 16" o.c.

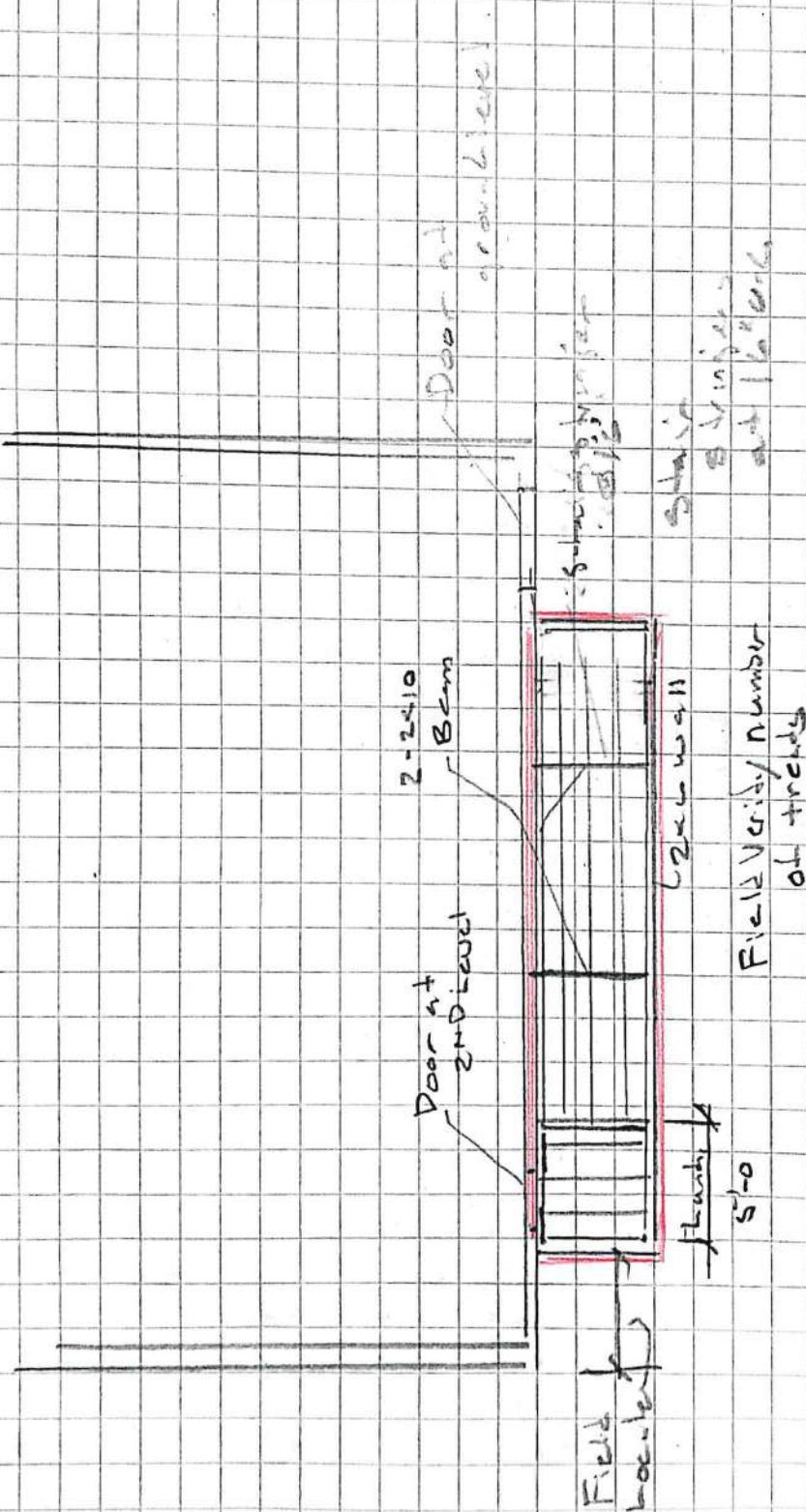
3. The roof rafters 2x8 or 2x10 with
5/8" sheathing continuing the addition
pitch.

4. The location of the stair will
be field located

Kamman

1/7/2026

SK1



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1 / 2 / 2026

252

2

PLAN - 3+1's

100

5
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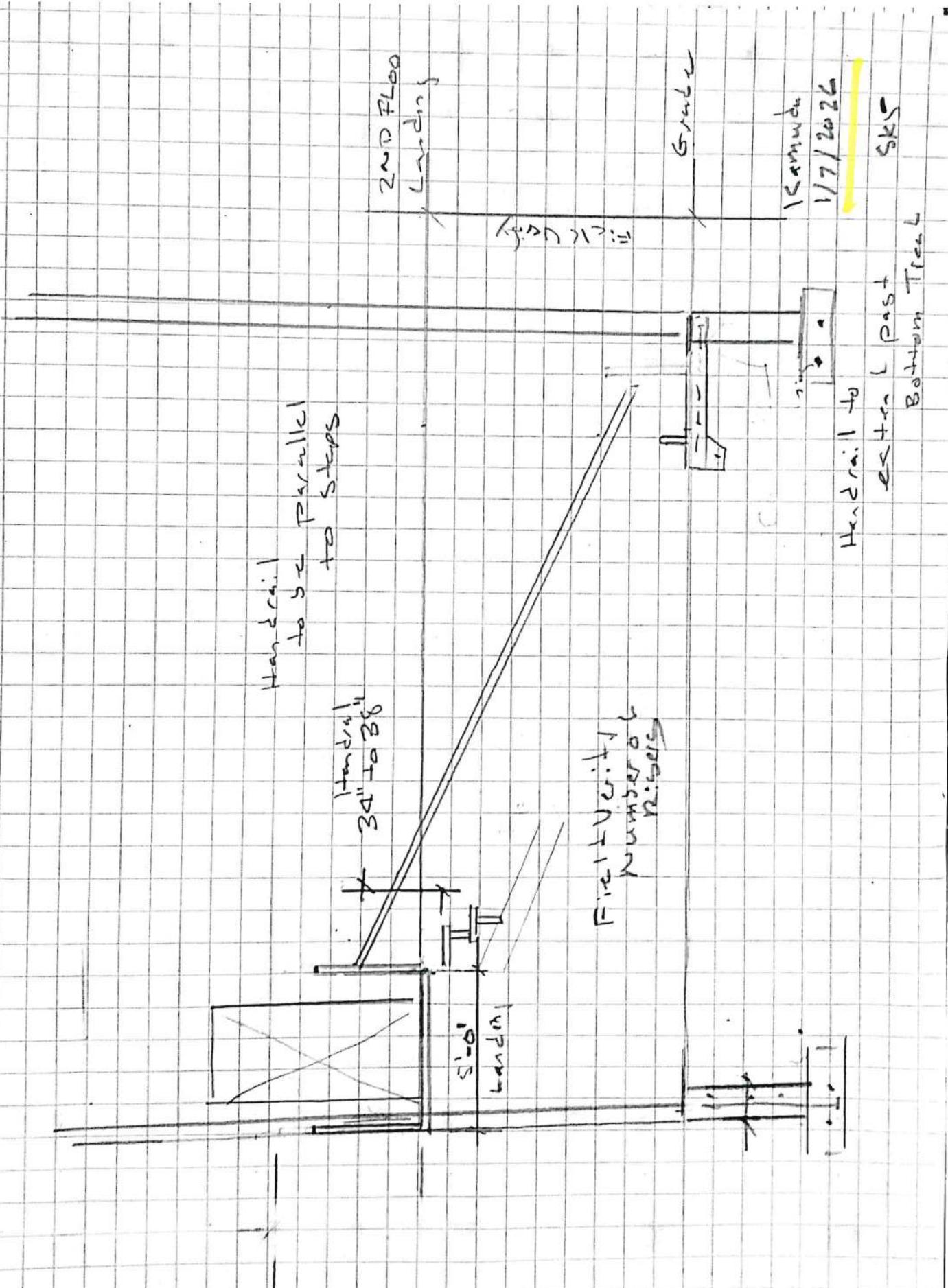
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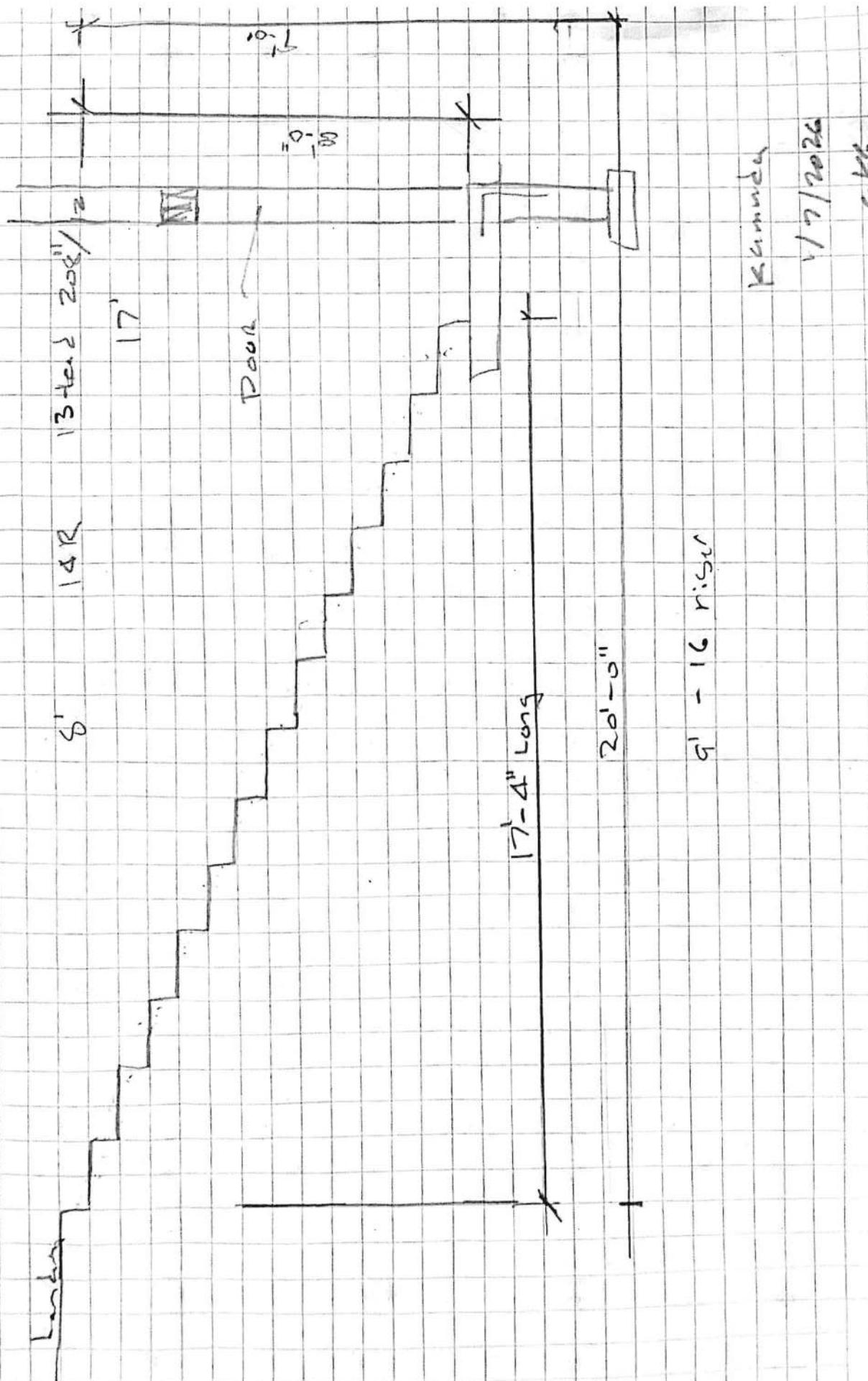
Lunch

Final Variable Number
of tracks

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Door at
2nd Discal





6/17/2026

6/17/2026