

**Minutes of the public meeting of the Brussels Town Board Of Appeals held at the
Brussels Community Center on September 29, 2025**

Meeting called to order by Chairman Dan Vandertie at 5:33 p.m. Quorum declared - In attendance were Board members Dan Vandertie, Joe Wautier, Dean Gerend, Sally Baudhuin, and Joel Daoust for member Tracy DeMeuse - Also present were Kyle Guilette, Zoning administrator, and applicants Steven Ransom-Jones and his wife, along with Galen DeJardin, a member of the public.

Mr. Ransom-Jones is requesting to construct a new shed and approve an after-the-fact new shed that has already been placed to replace multiple existing dilapidated sheds on the property. The lot is used for single family residential purposes. Existing structures include a residence with one detached garage and three sheds, which have been existing on the property prior to the zoning ordinance effective date of August, 2002. Zoning ordinance 3.12(6) states that no more than two accessory structures are allowed in SF-20 zones. Mr. Ransom-Jones' intent is to replace 2 of the 3 sheds with new sheds, thus still having 3 total accessory structures on the lot, in violation of 3.12(6).

Petitioner gave a summary/overview of what he's requesting...to be allowed to have 3 accessory structures on his property, contrary to the zoning allowance of 2 accessory structures. It was reported that the 3 accessory structures have already been built. Discussion was had on what constitutes "hardship". Daoust suggests Petitioner "reconfigure" so that Petitioner ends up with only 2 accessory structures. Member Daoust stressed the concerns of setting a precedent if Petitioner's variance is granted. It was eventually determined that Petitioner could connect two accessory structures by constructing one of the following: a deck, a wall, a roof, a trellis, or something similar, turning the 2 accessory buildings into 1. A solution was accomplished

Members voted unanimously 5 no votes. Petitioner will not be allowed to maintain 3 accessory structures on his property. Petitioner is granted 60 days to connect the 2 buildings. The petitioner must show Zoning Administrator when connection is complete. Motion to adjourn by Gerend and all agreed. Meeting adjourned at approximately 6:10 p.m.

09-29-2025 Sally Baudhuin, secretary BOA