

**TOWN OF FERRISBURGH  
PLANNING COMMISSION  
January 21, 2015**

Present: Bob Beach . Chair, Bessie Sessions, Arabella Holzapfel, Anne Cohn, Keith Wagner, Mike Quinn, Walter Reed and Gail Blasius.  
Visitors: Carl Cole and Ken Wheeling Zoning Administrator.

The planning meeting is opened at 7 pm.

Gail Blasius moves to approve the minutes of December 17<sup>th</sup> as written; second by Arabella Holzapfel. 6 yes with Mike Quinn and Walter Reed abstaining.

A special work session to review the zoning map is scheduled for Wednesday, January 28<sup>th</sup> at 7pm.

**14-127:** Wisteria LLC . Hawkins Bay Lane

Gail Blasius moves to reopen the deliberative session for 14-127 Wisteria LLC; second by Arabella Holzapfel. So voted.

Walter Reed moves to close the deliberative session for 14-127 Wisteria LLC; second by Gail Blasius. So voted.

Gail Blasius moves to approve 14-127 as depicted on the revised plan map with following conditions to lot 1A and with lot 1 approved as presented:

1. The building envelope is reduced as indicated
2. There can be only one outbuilding which must be located within the building envelope
3. The building envelope will include the lawn
4. There will be a split rail fence as indicated on the map
5. The drive way must be 15 feet from the tree trunks to preserve the trees
6. The trees indicated in green must be preserved and protected

Arabella Holzapfel seconds the motion. The vote is 6 yes with Bessie Sessions voting no and Mike Quinn abstaining. The motion passes.

**15-004:** Mike Quinn - Four Winds Road

The Sketch Plan Review for a two lot subdivision on Four Winds Road is opened at 8:15 pm; Mike Quinn recuses himself from the Planning Commission and speaks for the permit. He describes his sketch plan. He would like to subdivide his 16+/- acre lot on the east side of Four Winds Road in to one 5 acre lot and one 11+/- acre lot.

Gail Blasius moves to classify this as a minor subdivision requiring one hearing; second by Bessie Sessions. 7 yes with Mike Quinn abstaining.

Meeting adjourned at 8:30 pm

Respectfully submitted

Chet Hawkins - Minute Taker