

**FERRISBURGH PLANNING COMMISSION**  
**APRIL 20, 2016**  
**APPROVED MINUTES**

Present: Bob Beach, Jr., Chair; Anne Cohn; Keith Wagner; Walter Reed, II; Gail Blasius; Bessie Sessions; Arabella Holzapfel

Visitors: Carl Cole, Bob McNary, John Devos, Rod Viens, Lincoln Lande, Gerald Hornung, Roberta Wood, Kenneth Curler, Kim Hornung, Stanley Field, Linda Field, Dorothy Muzzy, Peter Curler, and Mark Franceschetti

Chair Bob Beach, Jr. opens the meeting at 7:05

First Order of Business: Application number 16-001PC-A, Final Plat approval of a two lot subdivision on Fuller Mountain Road owned by Mike Dwire and Gina Hutchins. Mike Dwire appears for owners.

Mr. Dwire explains the layout of the two lots to commission members and answers member questions regarding septic system, curb cut and lot lines. All questions answered in satisfaction of subdivision requirements. Chair opens discussion and questions to the floor. Receiving no comments, the Chair closes the public hearing on the application at 7:13 PM.

Gail Blasius moves to approve the Final Plat as presented with no conditions. The motion was seconded by Anne Cohn. Application #16-001PC-A approved unanimously.

Next Order of Business at 7:20 PM: Application number 16-002-C-A, Sketch plan Review of a proposed 2 lot subdivision of property on US Route 7 owned by Mark Franceschetti. Carl Cole representing Mr. Franceschetti presents a letter of authorization signed by Mr. Franceschetti.

Mr. Cole explains the concept of the proposed subdivision and the intention of adjoining property owner, Marcotte, to purchase one of the newly created lots and to provide Mr. Franceschetti an access easement across the Marcotte property to enable access to proposed Lot #2 of 5 acres. This is the lot which Mr. Marcotte would subsequent to the subdivision approval, purchase from Mr. Franceschetti.

Hearing no questions from the floor, the Chair closes the sketch plan review and directs the commission members to vote a classification of the proposed project.

Walter Reed II moves to classify the project as a Minor Subdivision requiring one Final Plat Hearing with the condition that the Final Plat indicate an easement across the Marcotte property for access to the Franceschetti Lot #2 as proposed and a draft Purchase and Sales Agreement indicating the Marcotte intent to purchase Lot #2 after approval. The motion was seconded by Keith Wagner. Classification was approved by unanimous vote.

Next Order of Business at 7:30 PM: Kimberly Hornung-Marcy, Pastor of the North Ferrisburgh United Methodist Church, and John DeVos, church and Board of Directors member petitioned the commission to eliminate the proposed change to the Town Plan Zoning District map which places approximately 4

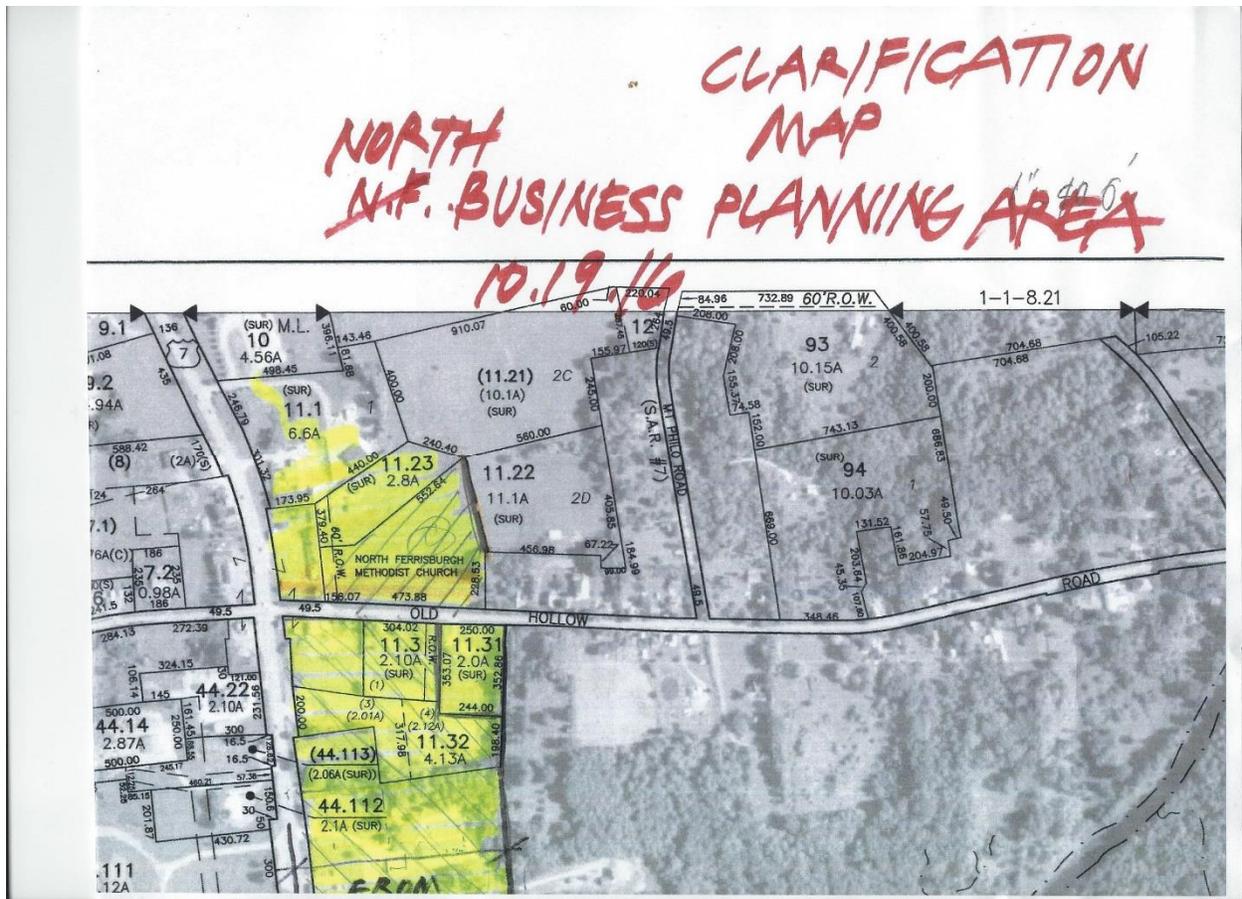
acres of church owned land along Hollow Road and behind the existing Jimmo's Motel property into a newly created Village Historic Zoning District. The acreage currently resides in the Highway Commercial Zoning District. The church fears the more restrictive uses of this acreage in the future, if in an historic zoning district, would severely depreciate the value of the land, land acquired because of its commercial value and which the church would sell if the church required the funds.

Commission member Arabella Holzapfel responds to the parish request with a recount of the lengthy timeline, over several years, that the commission has been working on the draft of the revised Town Plan and reiterates that the entire process has been done at public meetings, properly warned, and with several direct solicitations to Ferrisburgh property owners for suggestions, opinions, and objections, should any arise. Ms. Holzapfel stated that the parish had ample time to reflect upon, and object to, the proposed change to the zoning district designation, but no one representing the church ever approached the commission with such an objection until now when the draft plan was before the Select Board for approval. Ms. Holzapfel felt it would be a disservice to other property owners and to the hard work of the commission to allow a change at this late date.

Several guests in attendance were given the opportunity to speak on the matter and all sided with the position of the parish that the proposed change in the zoning district would present a real hardship to the parish and would greatly reduce the value of their land.

Chairman Beach responded that he agreed with the concerns of the parish and asked the commission members to vote on whether to proceed with the draft Town Plan as currently written, or, to rewrite the zoning district and return the parish and other properties affected by the proposed changes to the zoning district designation currently identified in the existing Town Plan.

The vote was 6 in favor of changing the draft Town Plan zoning district, as shown on the map below, with one commission member voting to keep the draft as written.



Next Order of Business: Presentation by Bob McNary of Solar Energy System draft language for the new Town Plan. Mr. McNary presented the draft language and asked the commission members their pleasure on whether to adopt such language now, before final approval of the Town Plan by the Select Board, or, to wait for approval of the draft Town Plan and then amend it with language such as Mr. McNary and his committee on solar energy was proposing.

All members voted to leave any language regarding solar systems for amendment to an approved Town Plan whenever that may happen.

The Chair closes the meeting at 9:17 PM