

**TOWN OF FERRISBURGH
PLANNING COMMISSION
May 21, 2014**

Present: Bob Beach – Chair, Al Chamberlain, Bessie Sessions, Anne Cohn, Gail Blasius, Arabella Holzapfel, Walter Reed and Mike Quinn

Visitors: Ken Wheeling, Claire Tebbs, Carl Cole, Anna Charlebois, Cathy Jones, Steve Revell, Jeannette Mailloux, Dennis Mailloux, Shayne Thompson, Clark Hinsdale and Pete Denton

The meeting is opened at 6 pm.

Claire Tebbs, regional planning representative, hands out the final draft of the town plan. She asks if the town should add “village center designation” to the plan. This is Claire’s last visit. The Planning Commission thanks Claire for all her hard work and guidance to make this plan come together.

Gail Blasius moves to approve the minutes of February 6; second by Anne Cohn. So voted.

Bessie Sessions moves to approve the minutes of February 20; second by Arabella Holzapfel. So voted.

There was no quorum for the February 27 meeting; there are no minutes.

Gail Blasius moves to approve the minutes of March 19; second by Walter Reed. So voted.

Al Chamberlain moves to approve the minutes of March 26; second by Mike Quinn. So voted.

Mike Quinn moves to approve the minutes of March 31; second by Anne Cohn. So voted.

Walter Reed moves to approve the minutes of April 16; second by Mike Quinn. So voted.

14-022 Clark Hinsdale, Atkins Farm Subdivision

The Sketch Plan Review is reopened at 7:05 pm. Clark Hinsdale speaks for the permit.

Clark submits a memo and maps to the PC. Clark would like to subdivide lot 5 into two 2 acre lots and add 0.01 acre to the Denton lots. Only one of the new lots will be built on, the second will go to the Town in the future as a boundary adjustment; there will be no water or septic on that lot. The Town has formed a committee to study the possible purchase. The 0.01 acre lot will go to his neighbor Mr. Denton to add to his lots so that he may create a new 2 acre lot.

The review is recessed to later in the evening.

14-023 Peter Denton, Atkins Farm Subdivision.

The Sketch Plan Review is reopened at 7:33pm. Peter Denton speaks for the permit. He would like to add the 0.01 acre lot he would get from Clark Hinsdale to his three lots (Lots 1, 9 and 10) then he could re-subdivide and create an additional lot.

The review is recessed to later in the evening.

14-037 Jeannette Mailloux 2847 Route 7

Earnest Mailloux and Steve Revell speak for the permit. She would like to create a 3 lot subdivision of her land in the Center. Steve has maps and has worked with the family to help them subdivide. There are three dwellings and a farm stand on the lot. Each dwelling and the farm stand have their own functioning and replacement septic system and are connected to the municipal water supply. The State septic permit is forthcoming. They will meet all setbacks.

The hearing is closed at 7:55 pm.

14-038 Jack Ploof & Shayne Thompson 80 Old Hollow Road

The hearing for the final plat review is opened at 8 pm. Carl Cole speaks for the permit. Shayne Thompson is present and reviews the map. They would like to reconfigure a previous subdivision of their lots on the corner of Route 7 and Old Hollow Road so they will end up with three 2 acre lots. They will keep the house lot, which fronts on Old Hollow Road, and sell the other two to the neighbor. The hearing is closed at 8:10 pm.

Mike Quinn move to approve 14-038 as presented with the understanding that lots 3 and 4 will require further permitting for development; second by Al Chamberlain. So voted.

The PC returns to 14-037 Jeannette Mailloux.

Bessie Sessions moves to approve 14-037 as presented; second by Gail Blasius. So voted.

The PC returns to 14-022 Clark Hinsdale.

Arabella Holzapfel moves to deny 14-022; the applicant's presentation on May 21, 2014 does not match the application submitted on March 20, 2014. The Planning Commission authorizes the Zoning Administrator to do a boundary adjustment of the 0.01 acre with the neighbor Peter Denton. Second by Anne Cohn. So voted.

The PC returns to 14-023 Peter Denton.

Bessie Sessions moves to classify 14-023 as a minor subdivision requiring one hearing contingent upon the Hinsdale boundary adjustment being approved by the Zoning Administrator; second by Mike Quinn. So voted.

The next meeting will be Wednesday June 18th.

Meeting adjourned at 9 pm

Respectfully submitted

Chet Hawkins Minute Taker