

**TOWN OF FERRISBURGH
PLANNING COMMISSION
MINUTES OF JUNE 19, 2013**

Present: Bob Beach, Walter Reed, Anne Cohn, Al Chamberlain, Mike Quinn, Gail Blasius
Visitors: Ken Wheeling (ZA); Jim Ouimette, Brett Danyow, Claire Tebbs

Meeting opened at 6PM, to work with Claire Tebbs, Regional Planning, on the “new” town plan, etc. Issues quickly centered on the shoreline legislation.

13-02 Jim Ouimette, proxy for the O’Brien Estate, and representing Brett Danyow. The sketch plan hearing discussed the subdivision of the O’Brien property into four parcels, three of which (Map A, B & C are to be sold to Danyow for agricultural purposes. Phil O’Brien will retain the remainder (Parcel D). That parcel is a long piece of land, which includes a ravine. The division of land is to maximize the agricultural usage. One thing not shown on the map Parcel B and Parcel A with 30’ ROW running along the boundary.

The Danyow Trust is not owned by the family. The dimensional variances are justified under Section 10.7. They are prepared to apply for the waste water permit for Parcel D. Verbal “ok” was given. The O’Brien & LeBeau parcel is already subdivided off (first cut). The ravine connects to the burial site (Mr. O’Brien’s). No new access will be required. The “pipes” will follow the existing fence lines, as shown on the map.

Public Questions:

Questions raised regarding when a subdivision actually occurs; what provisions are there for agricultural use, and are there riparian buffers. Funding is possible for drainage. Would agree to stipulation, open to agricultural use only – i.e. “restricted.” In the area where the variance is being requested – 400’. Phil does not want the extra land; Brett will use it for agricultural purposes.

Jim Ouimette questioned the contour lines required at 5 foot intervals. – the land is flat. Would 10’ intervals be acceptable?

Decision: Motion to accept this as a Minor Subdivision, requiring one hearing; a ROW of 30’, 10’ contours, access to be shown on Parcel C and B. (Walter Reed). Second by Anne Cohn. All in favor. So voted.

The Board also discussed a request from Pat Johnson regarding replacement of a trailer with a stick built house. There are two trailers on the property at present. She wishes to remove one and use the footprint. Questions centered on kitchen size and use, one bedroom, and living room? The Board did not countenance the use of the trailer footprint for a stick-built house.

Meeting adjourned at 8:30 PM