

Ferrisburgh Planning Commission
July 20, 2016
Approved Minutes

Members Present: Walter Reed; Gail Blasius; Anne Cohn; Bessie Sessions; Al Chamberlain

Visitors: Ken Wheeling; Ron Perron; Merrie Perron; Craig Heindel; Andrew Dombek; Kristina MacKulin; Dorothy Muzzy; Maryanna Plante; Mark Basol; Clark Hinsdale; Sidney Claflin

Walter Reed, calls the meeting to order at 7:05 PM.

7:06 PM – Application, #16-068, submitted by Terry and Debbie Allen, for a two lot subdivision. Lot #3 – 24.07 acres and lot #1 – 157 acres remaining. Zoning District RA-2. Final plans not present at this time. Debbie and Terry Allen will come back with plans showing septic, well and building envelope.

No public comment.

Gail Blasius motioned to recess the hearing till August 17, 2016. Anne Cohn seconded the motion.

7:16 Pm – Craig Heindel / VGL (Vermont Green Line) Committee

The [Vermont Green Line](#) project is a proposal by a partnership of private power-transmission developers to install a buried electric power cable (HVDC: high-voltage direct current) from Beekmantown, N.Y. to New Haven, VT, to supply electric power from renewable energy sources in Quebec (hydro-power from Hydro Quebec) and northern New York (wind power) to the New England power grid. The cable is proposed to be buried along the floor of Lake Champlain from Beekmantown to Kingsland Bay, Ferrisburgh. From there, it is proposed to be buried primarily along Ferrisburgh town roads from Kingsland Bay to Rte 7, then south along Rte 7 to New Haven, where the cable will tie into a proposed converter station adjacent to the existing sub-station beside the high-voltage power lines in New Haven.

Questions from the board:

Walter Reed asked if this is Velco related. Craig Heindel states it does not have any relation to Velco. Anne Cohn asked if farms would have right of way. Craig Heindel states that this cable will all be underground and not visible on either the right or left side of the road.

No Public Comment.

7:43 PM – Application #16-047A, submitted by Sidney E. Claflin, for a four lot subdivision, consisting of 5 acres each. Property ID # 06/01/01 & 06/01/05. Zoning District RA-5, (revision of 16-047).

Walter Reed asked for an update. Application #16-047 was denied at the last Planning Commission meeting. Amended Application #16-047A was presented. The Planning Commission viewed maps and discussed proposed lots. Walter Reed asked for maps to indicate septic and well sights for public viewing purposes. Gail Blasius asked if Craig Heindel viewed the maps, which he indicated he had. His only comment was regarding the wildlife corridor and include a thin no-cut zone along the south boundary for Lot # 1 & 2.

Public Comment:

Marianna Plante asked if an easement can be made to not cut trees on Lot #1. Is the 60 foot right of way calculated correctly in Lot #1 & 3?

Ron Perron questioned calculations on the dimensional standards on Lot# 3. Clark Hinsdale agrees that the calculations are a legitimate mathematical error and will be corrected concerning the 400-foot frontage.

Mark Basol voices his support and asks if requirements be checked and keep everything fair for Sidney Claflin.

Dorothy Muzzy asked if the land was officially surveyed. Sidney Claflin stated it was. He showed her the surveyed marks on the map.

Kristina MacKulin thanked everyone in the room for all the hard work and understanding of the process that has been done and for abiding by the zoning laws.

Walter Reed stated that the Planning Commission is not asking anymore from Sidney Claflin than any other applicant.

8:31 PM – Public Meeting Closed.

The Board returns to Application #16-068, submitted by Terry and Debbie Allen, for a two lot subdivision. This motion was recessed until August 17, 2016. There is a question about the 50 foot right of way. All were in favor. Motion passes.

The Board returns to Application #16-047A, submitted by Sidney Claflin, for a four lot subdivision, consisting of 5 acres each. Bessie Sessions moves to approve as presented with the condition that there be a no cut zone on the southern boundary that abuts Muzzy's property, 25 feet wide, and no cut meaning, no cutting shrubs or trees unless individual trees need to be removed or a nuisance species needs to be removed. Also needed are topo lines, with wells and septic sites marked, and building envelopes for all the properties need to appear on the Final Plat and a correction made on frontage of Lot #3. Gail Blasius seconded the motion. All were in favor. Motion passes.

Next meeting is planned for August 17, 2016, 7 PM.

Respectfully submitted by:

Karen L. Brooks
Minute Taker