

**TOWN OF FERRISBURGH
PLANNING COMMISSION**

November 18, 2015

Present: Bob Beach. Chair, Bessie Sessions, Anne Cohn, Walter Reed, Mike Quinn, Keith Wagner and Gail Blasius.

Visitors: Sam Carlson, Jeremy Owens, Tom Drumheller, Norton Davis, Craig Heindel, John Medenwald, Clark Hinsdale and Ken Wheeling, Zoning Administrator.

The planning meeting is opened at 7 pm.

Bessie Sessions moves to accept the minutes of October 21st as written; second by Gail Blasius. So voted.

Debbie and Terry Allen Sketch Plan Hearing

Terry and Debbie Allen are not present; they have submitted a plan which the PC reviews. No action is taken; they will be on the next meeting on December 16th.

Tom Drumheller Sketch Plan Hearing

Tom is present and he has maps which he describes. He describes the proposed house site and septic site for lot 2, the lot has access from Jockey Lane. He has no immediate plans to develop lot 2. Lot 1 will be combined with his existing lot on Pond Road. There are no questions.

Mike Quinn moves to classify this as a minor subdivision requiring one hearing with one condition; that he has a curb cut approval from the Town of Monkton. Gail Blasius seconds the motion. So voted.

Sid Claflin Sketch Plan Hearing

Clark Hinsdale, with a letter of authorization from Sid Claflin, speaks for the permit. Sid would like a phased subdivision of a portion of his farm. Clark describes the map which shows the conserved and non-conserved land of the farm. The subdivision would be on the east side of Hand Road on the non-conserved land across the road from an existing small development. The land is in the RA-5 district. The first phase of the development would be 3 less than 2 acre lots and 1 16 acre lot that would be developed in the future into 3 or 4 more small lots. The 26 acre forested lot on Lewis Creek would be the conserved portion of the PUD.

Craig Heindel from the Conservation Commission invites Clark to their next meeting to discuss this. The PC would like to hear from the CC on this matter.

Gail Blasius moves to recess the hearing to December 16th; second by Walter Reed. So voted.

Norton Davis is present to discuss the letter he has submitted to the Selectboard and the PC regarding the new Town Plan. The PC thanks Norton for the letter.

Sam Carlson and Jeremy Owens from Green Lantern Solar Project are present to describe their proposed solar project at the intersection of Button Bay Road and Basin Harbor Road on the Vorsteveld farm. They have two plans for screening of the project; one has deciduous trees and one has evergreens. After discussion the PC would prefer the deciduous trees. The PC thanks them for their information.

Meeting adjourned at 8:45 pm

Respectfully submitted

Chet Hawkins Minute Taker