

Ferrisburgh Conservation Commission
Meeting December 8, 2015
Approved Copy

In attendance for the FCC: Craig Heindel, Chair, Dennis Armell, Treasurer,
Amy Dohner, John Medenwald,
and Karen Pettersen, Secretary

Guest: Clark Hinsdale and several neighbors regarding the
Claflin proposal

Craig opened the meeting at 7:00 p.m.

The November meeting notes were moved to be accepted as presented.

A. Anbaric, partnering with National Grid

1. Craig was appointed to the Negotiation Committee established by the Selectboard.
2. The negotiations may include increasing the width of the road to accommodate a bike lane, and additional money to compensate the fire department for responding to potential emergencies in New Haven.

B. Claflin

1. The Claflin Farm is located on both side of Old Hollow Road at the Ferrisburgh/Monkton town lines. The majority of the property has been conserved previously. There are 2 unconserved parcel; 22 acre parcel on Hand Road and a 26.5 acre parcel bordering Lewis Creek. The 22 acre parcel is in the 5 acre Rural Agricultural Zone. The 26.5 acre parcel is divided by 2 zoning districts: the 5 acre Rural Agricultural Zone portion and the 25 acre Conservation Zone, however, the number of acres within the Conservation Zone isn't known at this time.
2. Clark Hinsdale, representative for Claflin, requested to be on the agenda for this monthly meeting of the Ferrisburgh Conservation Commission to explain the proposal to subdivide the 22 acre Hand Road parcel. He described the physical features of both parcels. He explained that the Lewis Creek parcel has higher environmental values because of its proximity to Lewis Creek and contains some clay plain forest. The Hand Road parcel has some good soils for sewage disposal and there are views of Fuller Mountain.
3. Previously on December 6th, Clark Hinsdale, many of the property owners in the neighborhood and a few Conservation Commission members met on Hand Road to see the parcel.
4. Clark described a number of various development possibilities:
 - a. Add the number of lots allowed on the 2 unconserved parcels and subdivide the Hand Road parcel using the combined number of lots.
 - b. Deal with the 2 parcels separately. The Hand Road parcel can have 4 lots, while the number of lots on the Lewis Creek parcel is undetermined until the acreage within the Conservation Zone is known.
 - c. Create a planned residential development (PRD) which would create smaller lots of 1 to 2 acres each and leave the remaining land undeveloped.
5. Clark presented a very preliminary map showing 3 lots at the south end of the Hand Road parcel with 4th in the field.

6. He, also, presented an alternative layout showing the 3 smaller lots at the north end with the 4th lot wrapping around the 3 lots on the east. The majority of the field to the north would remain open space. There is the possibility of shared driveways.
7. We discussed the possibility for developing the Lewis Creek parcel with one residence, set back a minimal distance of 1000 feet from Lewis Creek with access from Higbee Road in the Town of Monkton.
8. Clark is talking to the VT Land Trust, which holds the conservation easements, to extend the existing conservation easements. Twice the VLT had turned down Claflin to include these parcels within the conservation easement.
9. Several neighbors were present and they made the following comments:
 - a. There are bobolinks, monarchs, meadow larks, bobcat, red fox, turtles and bear on this parcel.
 - b. Have some lots in the field to save some of the woods for wildlife, and there are already houses in the field on the west side of Hand Road.
 - c. Have 4 lots versus a potential of 7 lots.
10. Craig requested written comments from the members sent to him prior to the December 16th Planning Commission hearing.

C. Monkton Intertown Conservation Meeting

1. The Commission members should review the response to the questionnaire by Sunday night.

D. Addison County River Watch Collaborative

1. Amy reported Deb doesn't have any news regarding the grant. She should hear by the end of December.

E. Wisnowski

1. No action was taken.

F. Ryan

1. We need more information of the town and stormwater permits.

No other business was discussed and the meeting adjourned at 9:30pm. The next scheduled meeting is January 12, 2016.

Respectfully submitted,
Karen Pettersen, Secretary

