

**Ferrisburgh Planning Commission**  
**January 18, 2017**  
**Draft Minutes**

Members Present: Walter Reed, Acting Chair; Al Chamberlain; Anne Cohn; Michael Quinn; Bessie Sessions; Keith Wagner; Arabella Holzapfel

Visitors: Ken Wheeling; John Evans; Marjorie Evans; James Bahrenburg, Betsy Bahrenburg; Michael Russell; Hugh McBride; Stuart McCullough

7:00 PM – Walter Reed; Acting Chair, calls the meeting to order.

7:02 PM – Motion made by Arabella Holzapfel to accept minutes with minor change to wording in the last paragraph from “approve” to “adjourn” at 8:35 PM on December 21, 2016 minutes. Anne Cohn seconded the motion. All in favor. Motion passed.

7:05 PM – Ken Wheeling, Zoning Administrator/Planning Coordinator distributes correspondence from Benjamin W. Putman, Attorney for the Ferrisburgh Planning Commission, and Pease Mountain Law, Attorney Michael T. Russell, for the Planning Board to review.

7:10 PM – Application # 16-157, Parcel I.D. # 04-01-27.2, submitted by John and Marjorie Evans, 280 Hawkins Bay Road, to amend final plat to eliminate the “no-build zone”, on the easterly boundary of the lake. Walter Reed, acting chair, discussed the application of the sketch plan. He reiterated what is being asked from the applicant. Mr. Evans purchased a piece of property at Hawkins Bay. It is on a “no-build zone.” He is seeking to amend his existing subdivision plat to eliminate a no-build zone so he may add a porch to his home. Discussion ensued. At the December 21, 2016 meeting, the Planning Commission considered the application and voted unanimously not to approve the sketch plan. On December 29, 2016, Mr. Evan’s attorney, Michael Russell, filed a letter requesting that the Commission reconsider its December 21<sup>st</sup> vote. The Board reviewed the map and discussion ensued.

7:28 PM – Walter Reed asked for public comment.

Public comment:

Stuart McCullough, neighbor to John Evans and President of Hawkins Bay Association spoke of the “no-build” zone. The concern from the Hawkins Bay Association is, not only is there a “no-build” zone on that lot, but on another lot. Can a “no-build” zone be modified? If it changes for John Evans, can it be precedence for other home owners? “To change a build zone, means to amend a deed”.

Hugh McBride, also a neighbor, stated that it is not the building of the porch he is against, but more of the idea that it’s precedence setting for all land owners.

James Bahrenburg who also owns a camp near John Evans, and does not have anything against the building of the porch, but wants to be protected by the build zone.

Michael Russell is asking for a classification of whether it’s a major or minor subdivision modification.

7:45 PM – Public meeting closed.

8:18 PM - Sketch Plan requirements tabled until next Planning Commission meeting.

8:31 PM – Town plan resolution discussed. Text added: Be it resolved that the Ferrisburgh Planning Commission hereby approves the current draft of the Ferrisburgh Town Plan, (Draft #5) for public hearing, posting, publishing, and mailing.

Arabella Holzapfel made a motion to accept the resolution. Michael Quinn seconded the motion. All were in favor. Motion passed.

8:34 PM – Walter Reed; acting chair, makes a motion to adjourn the meeting. Keith Wagner seconded the motion. All in favor. Meeting adjourned.

Next Ferrisburgh Planning Commission meeting is February 15, 2017 at 7:00 PM.

Respectfully submitted by:

Karen L. Brooks

Minute Taker