

Ferrisburgh Planning Commission
March 15, 2017
Approved Minutes

Members Present: Bob Beach, Chair; Walter Reed, Keith Wagner, Arabella Holzapfel, Gail Blasius, Anne Cohn, Mike Quinn

Visitors: Ken Wheeling, Bernie Dam, Carl Cole, Clark Hinsdale, Suzanne Hinsdale, Kim Hornung-Marcy, Robin Decker, Melissa Stockholm, Aubrey Choquette, Ken Villeneuve, Tim Etchells, Betsy Etchells, Peter Funk, Rick Kerschner, Rick Ebel, Craig Heindel, Stephanie Warner

7:00 PM – Meeting was called to order by Bob Beach, Chair.

7:01 PM – A motion was made to accept the February 15, 2017 minutes by Arabella Holzapfel as amended, with minor corrections made as follows: 7:54 PM – Mike Quinn re-stated this application as a re-subdivision requiring two public hearings. Anne Cohn seconded the motion. All in favor. Walter Reed abstained. Motion passed.

7:02 PM – Application #12-009, Sketch plan submitted by Bernie Dam, Parcel ID #13/06/29. Subdivide 72 acres into 3 five acre lots, with 57 acres of land remaining on Button Bay Road. Gail Blasius made the motion to accept amended minutes. Anne Cohn seconded. All in favor except Bessie Session abstained. Motion passed.

7:22 PM – Application submitted by David Shlansky, Sketch plan, Parcel ID#s 10/01/57.1 and 23/01/34, to create a 4 lot PRD with two existing single family homes and two new residences with one accessory apartment each. Carl Cole represented applicant. Discussion ensued. Comments from the public. Clark Hinsdale III, asked about what the Board's position is on two acre lots. Arabella Holzapfel made a motion to accept sketch plan as a major sub-division with two public hearings. Seconded by Gail Blasius. All in favor. Motion passed.

7:37 PM – Bob Beach; Chair, opens public hearing for Ferrisburgh Town Plan. Arabella Holzapfel apologized for the mix-up with the agenda. She invites public comment, and clarified that maps in the plan can be changed. Clark Hinsdale, III made comments for suggested changes to the Town Plan. They read as follows:

To: Ferrisburgh Planning Commission

From: Clark Hinsdale, III

Re: Suggested changes to the Town Plan

Date: February 15, 2017

The map of page 73 indicates planning areas which would logically lead to future changes in zoning district lines. There are three places where I would like you to consider changes:

1. In the North Business area, I would recommend that the area be extended south to the edge of the Conservation District and at least 200 feet further to the east or to the edge of the Conservation District. This expansion would include Dot Myers property south of Auto Creek, the balance of the current Pickett junkyard, and additional depth behind Marcotte's. Part of this area is already zoned village district and should remain so. No one will likely take on and clean up the Pickett junk yard

without positive zoning incentives. The area between the conservation district on the south and east should fill in to the North Ferrisburgh Historic Village district on the north as it should be planned together with the road frontage and not be left as a scrap of the 5-acre rural district.

2. The North Industrial District finds itself amidst conserved farmland and on the way to summer camps. While encourages industrial development here may have make sense here in the heyday of the railroads, I do not believe that it makes sense now. There is little or no septic capacity as evidenced by off-site septic easement serving the two existing businesses located there. I would suggest leaving those two businesses as industrial and returning the east side of the tracks to the rural area.
3. In the Shoreline area that includes Long Point and Bay View Farm, I would recommend increasing the shore land district from 250 feet wide out to Long Point Road beginning at Bay View Road and ending at the public access in the Long Point Bay. This area includes buildings and other structures and uses that are more than 250 feet from the lake but associated with Long Point and Bay View Farm as well as the former Brooks pitch and putt golf course area. Long Point Road provides a crisp and clear delineation between the summer camp area and the rural area. This change would be consistent with the fact that the shoreline area is more than 250 feet deep at Basin Harbor as those activities also go back more than 250 feet from the lake. I am currently visiting with Long Point on this issue and don't yet know what their position will be on this recommendation.
4. No mooring ordinance in Ferrisburgh.

Neighbors living at Tupper's Crossing, Route 7, Hawkins Bay, Shellhouse Mountain Road and Hollow Road asked the Town to please consider the North development. They do not want Industrial zoning nearby. It isn't compatible with residential use and wants to prevent sprawl. There were issues viewed regarding the Truck Depot and questions "view and sound" issues and more trucks coming in. Also discussed was how to get more Ferrisburgh people involved, via mailings or Front Porch Forum, school newsletters, and emails.

8:39 PM – Bob Beach; Chair, closed Public Meeting. Discussion ensued. Be it resolved that the Ferrisburgh Planning Commission hereby approves the final draft of the town plan for submission to the Selectboard.

9:10 PM – Bob Beach; Chair, made a motion to close the Planning Commission meeting. Seconded by Arabella Holzapfel. All in favor. Motion passed.

The next Ferrisburgh Planning Commission meeting is April 12, 2017 at 7:00 PM.

Respectfully submitted by:

Karen L. Brooks

Minute Taker