

Ferrisburgh Planning Commission
April 19, 2017
Approved Minutes

Members Present: Bob Beach, Chair; Bessie Sessions; Michael Quinn; Walter Reed; Gail Blasius; Al Chamberlain; Anne Cohn

Visitors Present: Ken Wheeling; Michael Russell; John Evans; Marjorie A. Landon; Tim Etchells; Hugh McBride; Betsy Etchells; Carl Cole; Matt Vogel; Susan Oliveira; Andre' Emmell; David Baldwin; Stuart MacCrellish

7:00 PM – Bob Beach; Chair calls the meeting to order.

7:06 PM – Minutes of March 15, 2017 were read. The motion at 7:01 PM, Minutes should include #17-026, submitted by John Evans for re-sub-division requiring two public hearings. There was also a question regarding Application sketch plan submitted by Bernie Dam, parcel ID#13/06/29 on the acreage being sub-divided. Approval of minutes tabled, for further clarification on May 17, 2017 at the next Planning Commission meeting.

7:07 PM – Application 17-026, submitted by John W. Evans and Marjorie A. Landon for a re-subdivision of property #04/01/27.2, zoning district RR5 and SD2. “Amend final plat to reconfigure a section of the “no-build zone” east of the Baldwin property. The Board reviewed a letter sent by John W. Evans with maps and exhibits A – K. He asked that the Planning Commission reconfigure the “no-build zone” on the east side of the Baldwin property. Michael Russell discussed in length why the board should consider this change of the “no-build zone”. Minutes from April 17, 1991 were read. Bob Beach, Chair; asked for results of court decision back then.

Questions from the public: Stuart McCullough spoke of the principle of the “no-build zone” and will it set a precedent for further requests. It is not about the building of the porch, but the fact that the house was built in the wrong place.

8:01 PM – A motion was made by Bob Beach, Chair; to recess application #17-026, submitted by John W. Evans and Marjorie A. London until after hearing Application #17-027, submitted by Stanley and Linda Field due to time restraints. The motion was seconded by Michael Quinn. All in favor. Motion passed.

8:12 PM – Application #17-027, submitted by Stanley and Linda Field, for a boundary adjustment, “changing the east line between “8” and “13” (Lowther Subdivision). Parcel #11.01.31. Zoning district RA5. Maps/mylars were reviewed. Questions from the public: Maran Vasatka asked to see where the property lines actually were and it does not affect her property. No further questions from the public. A motion was made to adjust the minor boundary adjustments on the exterior perimeter of the property by Bob Beach, Chair. Bessie Sessions seconded the motion. All in favor. Motion passed.

8:22 PM – Resume public hearing of Application #17-026 submitted by John Evans and Marjorie London. Again, the public asked to recess this application due to time restraint. Hearing recessed.

8:24 PM – Application #17-028, submitted by David Shlansky for a “4-lot PRD with two existing single family residences and two new SF residences with attached accessory apartments.” Property ID #10/01/57.1 and 23/01/34. Zoning District RA5. Questions from the board: Anne Cohn asked if the fire department needs to look at it? Will there be permits for septic? Questions from the public: Andre’ Emmell asked how many families would be occupying this property, due to traffic concerns. Susan Oliveira spoke of safety concerns and poor road conditions. The board agreed to make an on-site visit on May 17th, 2017 at 6:00 PM. Gail Blasius made a motion to recess public hearing #17-028, submitted by David Shlansky. Michael Quinn seconded. All in favor. Motion passed.

8:46 PM – Application #17-026, submitted by John Evans and Marjorie London continued. Comments from the public resumed. Hugh McBride speaks of the timeline that was presented (1991 – 2016). His concern is will this be precedence setting? Can the board change the line that was there? Tim Etchells of Hawkins Bay, east of Evans property, asked to not undo the court decision. Gail Blasius would like the time to read through the paperwork. Michael Russell proposed a site visit. Bob Beach; Chair, would like to have the town attorney’s opinion. Board agrees to a site visit on May 17th, 2017, at 5:00 PM. A motion was made to recess until after the site visit. Seconded by Michael Quinn. All in favor. Motion passed.

9:20 PM - Other business: Lincoln Lanning of “Grow Solar” presented a review to the board of solar panels on the Harris property and Route 7, consisting of 30-35 acres. Discussion ensued.

10:01 PM – Anne Cohn made a motion to close the Planning Commission meeting. Walter Reed seconded. All in favor. Motion passed.

Next Ferrisburgh Planning Commission meeting is scheduled for May 17th, 2017, with two site visits prior to the meeting.

Respectfully submitted by:

Karen L. Brooks

Minute Taker