

Ferrisburgh Planning Commission
May 17, 2017
Draft Minutes

Members Present: Bob Beach; Chair, Keith Wagner, Walter Reed, Bessie Sessions, Arabella Holzapfel, Gail Blasius, Anne Cohn, Al Chamberlain

Visitors Present: Ken Wheeling, Carl Cole, Tim Etchells, Betsy Etchells, Betsy Bahrenburg, James Bahrenburg, Stuart MacCrellish, Hugh McBride, Charlie Shapiro, Josh Baldwin, David Baldwin, John Evans, Michael Russell

Site Visit: 5:00 PM at John Evans and Marjorie London for application 17-026, located at 280 Hawkins Bay Lane.

Site Visit: 6:00 PM at David and Ting Shlansky for application 17-028, located at 343 Satterly Road.

Minutes of March 15, 2017, Application #12-009, sketch plan submitted by Bernie Dam, Parcel ID #13/06/29. Amend minutes to: subdivide 72 acres into 3 five acres 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.

Minutes of April 19, 2017 corrected as follows: Delete Chris McBride name, and add Betsy Etchells. Correct spelling Stuart MacCrellish from McCullough. Motion made by Gail Blasius to approve, seconded by Al Chamberlain. Motion passed.

7:07 PM – Reopen Application #17-028, submitted by David Shlansky, located at 343 Satterly Road. Parcel ID#10/01/57.1 and 23/01/34. Discussion ensued regarding wastewater and the driveway in a problem location. Bob Beach; chair asked Carl Cole to give an overview for the board members that were not present. Carl Cole stated that it's 2 parent's lots, one being 7 acres which belonged to Lillian Burkett and David Shlansky's home lot consisting of 21 acres, totaling 28 acres involved. Total of 4 units we need a minimum of 20 acres. Per Betsy Sessions, March meeting minutes' state that the motion was accepted as a major sub-division with two public hearings. More discussion ensued. Application recessed until next month.

7:26 PM – Application #16-01PC – A, submitted by Mark R. Dwire and Gina A. Hutchins (the "Applicant") received subdivision approval as indicated by Final Plat Approval No. 16-01PC-A issued April 20, 2016 and recorded April 25, 2016 in Volume 154 at Page 257 of the Town of Ferrisburgh Land Records (the "Decision"), which authorized the 2-lot subdivision of an 11.14-acre parcel in the manner depicted on the plat entitled "Subdivision Plat of Land Belonging to Mark R. Dwire and Gina A. Hutchins, Fuller Mountain Road, Town of Ferrisburgh, Addison County, Vermont" prepared by Donald A. Johnston, Licensed Land Surveyor, dated February 22, 2016 and recorded on October 20, 2016 at Map Slide 137A of the Town of Ferrisburgh Land Records (the "Approved Plan").

Pursuant to 24 V.S.A. & 4463(b) and pursuant to Section 270 of the Town of Ferrisburgh Subdivision Regulations adopted February 2, 1980, the Decision expired before the Approved Plan was recorded in the land records.

The Ferrisburgh Planning Commission desires to re-approve the Approved Plan and to re-issue the Decision with a motion to approve. Bessie Sessions made a motion to approve as presented. Seconded by Gail Blasius. All in favor. Motion passed.

7:30 PM – Town Plan discussed. Second hearing scheduled.

7:35 PM – Hearing re-opened from April 19, 2017, John Evans and Marjorie London, Application #17-026, regarding proposed deck. Michael Russell, John Evans attorney shared Evans Minor Re-Subdivision Timeline, and explained it in length.

8:17 PM – John Evans presented and read his “Review of What We Are Requesting of The Planning Commission”. See attached 9-page packet.

Questions from the Board: Arabella Holzapfel questions the position of the porch. Keith Wagner stated the house was built in the wrong location. Gail Blasius asked if there could be “relief” from the “no-build” zone.

Public Comment: David Baldwin shared his opinion that the Evans land would add value to all the neighboring properties. Josh Baldwin stated that he had no objections to the porch. James Bahrenburg, owns Lot #1, is in support of the porch. Betsey Bahrenburg questions if each lot should be considered differently? Stuart MacCrellish asked the board if they had spoken with their attorney. Hugh McBride asked if the property line was legally binding.

9:00 PM – Bob Beach; chair, requests for a motion to close the first public hearing. Motion made by Walter Reed. Seconded by Anne Cohn. All in favor. Motion passed.

Next Ferrisburgh Planning Commission meeting scheduled for June 21, 2017 at 7:00 PM.

Respectfully submitted by,
Karen L. Brooks
Minute Taker