

Ferrisburgh Planning Commission
June 21, 2017
Approved Minutes

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

Visitors Present: Ken Wheeling, Don Cameron, Michael Russell, John Evans, Marjorie London, Tim Etchells, Hugh McBride, Betsy Etchells, Carl Cole, Judith Giusto, Stuart MacCrellish

7:00 pm – Bob Beach, Chair, calls the meeting to order.

There is some discussion of the minutes from May 17, 2017. Walter Reed asked if there is a time constraint on the application of Bernie Dam (parcel ID #13/06/29). Ken Wheeling responded that the applicant has six months.

7:05 pm – Application # 17-059, submitted by Don Cameron; a sketch plan for a subdivision of an existing 6.6-acre parcel (ID #05.01.11.1) into three lots. There is discussion of wastewater permitting, wells, etc. Gail Blasius moves to approve application # 17-059 as a minor subdivision with one public hearing. Keith Wagner seconds. All in favor. Motion passes.

7:15 pm – Application # 17-041, Carl Cole and applicant Judith Giusto, a sketch plan for a subdivision/land development of a 42-acre parcel (ID #10.01.15) into one 20-acre parcel and one 22-acre parcel. There is discussion regarding no-build zones on the sketch plan, limitations on building specified by the Vermont Housing and Conservation Board, and septic easements. Gail Blasius moves to continue the application as a 2-lot subdivision/land-development with the conditions that a corrected plat be submitted (that does not include an erroneous ‘no-build zone’) and that copies of any documentation regarding site limitations be included. Walter Reed seconds. All in favor. Motion passes. There is discussion pointing out that when the zoning by-laws are revised, the definitions of subdivision and land development should be clarified.

7:32 pm – Bob Beach re-opens Application # 17-028, Shlansky for parcel ID #10.01.57.1 and 23.01.34. Gail Blasius moves to recess until July. Anne Cohn seconds. All in favor. Motion passes.

7:35 pm – Bob Beach re-opens second public hearing of Application # 17-026, John Evans and Marjorie London. Michael Russell hands out copies of Section 10.2 of Ferrisburgh’s Zoning By-Laws, in which it states, “Upon submission of an application, an AMP [Appropriate Municipal Panel, for example the Planning Commission] may determine it needs the assistance of an independent consultant or consultants to evaluate the application. Upon making such [sic] a determination, the AMP may hire independent consultants, the reasonable costs of whose services shall be paid for by the applicant. Upon such determination, the applicant shall place in escrow sufficient funds [sic] to cover such costs as estimated by said consultant(s). All such consultants shall be qualified professionals with an appropriate combination of training, record of service and or certification in the related field.” Michael Russell states that the applicants would be happy to comply with this regulation if the Planning Commission feels it would be helpful to engage an attorney to aid in evaluating their application.

Public comment: Hugh McBride asks whether the advice of an attorney that the Planning Commission hires will be made public. Bob Beach explains that it will depend whether the public hearing closes tonight. Betsy Etchells asks what the timeline is for a Planning Commission decision. Walter Reed explains that a decision must be made within 45 days after the closing of this (the second) public hearing. Betsy submits written correspondence consisting of a one-page letter and a copy of the Addison Superior Court's Judgment Order from 1991. Hugh McBride asks whether there can be public participation in the formulation of questions for the attorney. Marjorie London suggests that there should be a privileged relationship between the Planning Commission and any attorney they choose to consult; the public should not have a role in those privileged discussions. Bob Beach explains that the Planning Commission strives to reach a fair decision when it evaluates applications.

8:10 pm - Al Chamberlain moves that the public hearing be closed and the Planning Commission make a decision in 45 days. Walter Reed seconds. All in favor. Motion passes.

There is discussion of the Selectboard's second public hearing for the Town Plan, which will be held Tuesday, June 27th.

There is discussion of the Evans application.

8:30 pm – Bessie Sessions moves to approve application # 17-026 (Evans/London) for a minor re-subdivision to amend the final plat to reconfigure a section of the no-build zone East of the Baldwin property. Gail Blasius seconds. The motion failed with 8 votes against and 1 abstention.

8:32 pm – meeting adjourns. Next Ferrisburgh Planning Commission meeting scheduled for July 19, 2017.

Respectfully submitted,

Arabella Holzapfel