

Planning Commission
Town of Ferrisburgh, Vt.

FINAL — Minutes for meeting of August 16, 2017

Members present: Bob Beach (chair), Gail Blasius, Al Chamberlain, Anne Cohn, Arabella Holzapfel, Mike Quinn, Walter Reed, Bessie Sessions, Keith Wagner.

Visitors: Carl Cole, David Pierson.

Bob Beach, chair, opened the meeting at 7 p.m.

Approval of minutes from July 19, 2017: Walter Reed made a motion to approve the minutes from July 19, 2017, as submitted. Keith Wagner seconded. Bob Beach, Mike Quinn, Walter Reed, Bessie Sessions and Keith Wagner voted in favor. Gail Blasius, Al Chamberlain, Anne Cohn and Arabella Holzapfel abstained. **Motion approved.**

Sketch Plan Review

Application 17-028. An application by David Shlansky concerning parcels identified in the Ferrisburgh tax maps as 10/01/57/1 and 23/01/34.

Bob Beach re-opened the sketch plan review at 7:13 p.m. The review had been recessed from the June 21, 2017, meeting. Carl Cole was present to speak for the application, and said the applicant was not quite ready to have the board consider the application. Gail Blasius made a motion to recess the review until the next meeting on September 20, 2017. Keith Wagner seconded. All voted in favor. **Motion approved.**

Carl Cole asked about an application previously filed by Judith Giusto for a three-lot minor subdivision of a parcel identified as 10/01/15 in the town's tax maps. At the meeting on July 19, 2017, the commission had approved a sketch plan for the application, which envisioned dividing the 42 acres into one 20-acre lot and two 11-acre lots. At a meeting on June 21, the commission had approved a previous sketch plan, which divided the 42 acres into one 20-acre lot and one 22-acre lot.

Cole said that a neighboring property owner, Allan Brisson, has expressed interest in purchasing the 22-acre piece for farming. He asked the Planning Commission to sign off on the division of the 42-acre parcel into one 20-acre parcel and one of 22 acres. There was a discussion about what effect this would have on the previously approved sketch plans. Cole argued that those applications would be moot if the sale went through, and that since this latest plan did not meet the definition of a subdivision, it would be up to the zoning administrator to approve the land development proposal. But he hoped the Planning Commission could also sign off on the proposal.

After further discussion, Bob Beach made a motion to approve a two-lot land development on the basis that the 22-acre lot is presented as farm use at this time, with a remaining 20-acre lot. Gail Blasius seconded. All voted in favor. **Motion approved.**

Zoning bylaws revision (if town plan approved by selectboard): Arabella Holzapfel noted that the new town plan had been adopted by the selectboard the previous evening. Commission members congratulated her for her work in shepherding the new plan through the adoption process.

She shared with commission members a draft proposal to begin the process of revising the town's zoning bylaws, a process that had been on hold until the plan was adopted. She proposes to interview townspeople to learn about their hopes and concerns regarding the town's zoning regulations, and shared a list of possible participants in the discussions; commission members had suggestions for others to include. Holzapfel also said that Anne Cohn had volunteered to help with the project, and that she would welcome help from other commission members. She envisions an assessment phase, involving multiple interviews and/or focus group sessions, wrapping up in late September. A report on the assessment would be presented at the October meeting, with decisions on the revision process at the November meeting. That process would be shared with other town boards and residents, and then refined, with the actual process beginning in February or March 2018. Holzapfel expects the revision process would take about a year.

Commission members endorsed the proposal and thanked Holzapfel for taking the lead on the project. Bob Beach said the town has hired an interim zoning and planning administrator, Bonnie Barnes. A Ferrisburgh resident, she succeeds Ken Wheeling, who had been on leave and announced his resignation in a letter to the selectboard on August 11. Beach said Barnes is a retired lawyer with extensive planning experience, and that she has expressed interest in being involved with the process of revising the town's zoning bylaws.

Other business

Walter Reed asked about a solar installation on the Vorsteveld property at the intersection of Basin Harbor Road and Button Bay Road. He recalled that the installation had been approved with conditions, including planting of trees to screen the solar array. He said that, after several months, no trees had been planted. Gail Blasius suggested having the new zoning administrator write a letter to the property owners, reminding them about this condition of the solar array's approval. Commission members agreed.

Gail Blasius noted that a recent decision of the Planning Commission involving property on Hawkins Bay Lane owned by John Evans and Marjorie London was being appealed to the Vermont Superior Court's Environmental Division. At its June 21 meeting, the commission voted, 8-0 with one abstention, against a motion to approve a minor re-subdivision to amend the final plat to reconfigure a section of the no-build zone on the Evans-London property east of the Baldwin property. Blasius and Walter Reed said they felt it was important to have the town represented in the appeal process, and to let the property owner's attorney, Michael Russell, know about this in a timely manner due to the deadline for registering as a party to the proceedings. Commission members asked Bob Beach, as chair, to contact Gloria Warden, town clerk, and recommend the town be represented in the proceedings. Beach suggested that the new zoning administrator might be able to help in this matter.

Adjournment

At 8:20 p.m., Bessie Sessions made a motion to adjourn. Keith Wagner seconded. All voted in favor. Motion approved.

— Respectfully submitted,

Tim Etchells