

FERRISBURGH PLANNING COMMISSION

October 15, 2014

Approved Minutes

Present: Mike Quinn, Anne Cohn, Al Chamberlain, Keith Wagner, Walter Reed, Gail Blasius, Bessie Sessions, Arabella Holzapfel

Visitors: Ken Wheeling, Carl Cole, Pedro Zeballos, Jim Behrenberg, Chris McBride, Tim Etchells, Betsy Etchells, Stuart Morrow, David(?) Kelly,

Arabella was designated as minute-taker and the meeting was opened at 7:02 pm

Application number 14-105 a sketch plan from Carl Cole and Pedro Zeballos on behalf of Wisteria, LLC, for property 4.01.27.1.

The Sketch Plan Review is opened at 7:05 pm. The original application, dated September 30, 2014, was for a subdivision; applicants submitted new application #14-105A October 15, 2014 calling it a land development. Carl explained that a subdivision splits one property into three or more properties and since this is an application to split one property into two properties, it should be classed as a Land Development and therefore can be done with a zoning permit which is within the jurisdiction of the Zoning Administrator alone, not the Planning Commission according to the definition of Land Development on page 11 in the Zoning By-Laws. As Zoning Administrator, Ken Wheeling brought the revised application to the Planning Commission for advice. After discussion, it was decided that Ken and/or the Planning Commission will review the history of this property specifically to determine what conditions were on this property when purchased, and the applicants will be informed of findings. This hearing was closed at 7:45.

Application number 14-108; boundary adjustment . R. Alther & S. Thurston

The boundary adjustment review is opened at 7:49 pm. A 10-foot high wooden fence has been built between properties 03/01/13 and 03/01/11 which is slightly misaligned to the surveyed property lines. Both property owners are asking that a boundary adjustment be made to align with the fence; result is that property number 03/01/13 (Alther) will lose about 140 square feet, less than 0.01 acres. The hearing was closed at 8:00 pm.

At 8:02 pm, David Kelly joined us to explain that he would like to subdivide property 01/01/03 which currently has two residential buildings. During discussion it was pointed out there are now a total of five bedrooms on the property which may exceed the waste-water permit approval, and that could restrict any sub-division possibilities. Ken will look into the current waste-water permit for the property and will inform the applicant. The hearing was closed at 8:12 pm.

Mike Quinn moves to approve the boundary adjustment in Application 14-108; second by Keith Wagner. So voted.

The subdivision/land development was discussed (#14-105). If Ken determines the application needs to be classified as a subdivision, the Planning Commission will support Ken.

The meeting was adjourned at 9:12 pm.