

Minutes
Approved on: April 20, 2022

Planning Commission
Town of Ferrisburgh, VT

Minutes for meeting of February 16, 2022

Note: This meeting was conducted both in person and remotely. Some participants joined the meeting through a Zoom online connection, while others attended in person.

Members present: Walter Reed (vice chair), Bessie Sessions, Mike Quinn, Gail Blasius, Kristin DeBellis, Arabella Holzapfel (zoom), Anne Cohn. **Members absent:** Bob Beach

Town official present: Bonnie Barnes, zoning administrator, Don Dewees, member, Conservation Commission

Participants present (in person or on zoom): Anna Charlebois-Oeullette, Elias Erwin, Liz Markowski, Carl Cole, Scott Curtis, Alec Teodosio, Erin Teodosio, Stephanie Gall, Pam Cousino, Irene Pierce, Gary Pidgeon, Alysha Curtis, Jean Richardson

Minutes approval from January 19 meeting: Name corrected: Shannon Warden. Anne Cohn moved to accept the minutes as corrected; seconded Gail Blasius; **motion passed unanimously.**

Application # 22-003 for sketch plan review of 6-lot PUD; Pierce Lane extension; applicant Irene Pierce; Highway Mixed Use (HMU) District; tax map id no. 05/01/44.11.

Carl Cole was present on behalf of applicant Pierce, who seeks sketch plan approval for a 4-lot PUD. The application was originally for a 6-lot PUD, but the number of lots was reduced because of wetland concerns. A PUD was deemed appropriate in order to protect and conserve steep and wooded areas. The extension of Pierce Lane to the solar installation was discussed, and the applicant will consult with fire chief Wager about appropriate design. Conserved land will continue to be owned by applicant Pierce, with permanent restrictions on development. Septic capacity is adequate for each lot, per Kevin LaRose. It was noted that this application will also require Act 250 review.

There was discussion of spring runoff on this parcel, also the location of the wettest areas. Alec Teodosio stated that Pierce Lane is not appropriate for heavy traffic.

Stephanie Gall observed that the wetlands in this area have been fragmented and questioned whether there would be a biodiversity analysis. She also expressed concern about any effect on her well, which is close to one of the proposed lots, and questioned the location of wells for the new lots. Carl Cole stated that all wells will have to meet isolation distances. Carl Cole stated that the state wetlands ecologist, Zapata Courage, is involved in the siting of this project. Don Dewees stated that the Ferrisburgh Conservation Commission would be involved in reviewing this application.

Alec and Erin Teodosio stated that they opposed the application.

Pam Cousino stated that her father, John Pierce, had always intended to extend the number of lots on Pierce Lane.

Scott Curtis expressed concern over diminished property values with smaller lot size. Larger lot size would further fragment the woods, according to the Conservation Commission. Scott Curtis asked whether any trees would be cut, whether the fire department would require a turn-around for the lane, and whether it was possible that the lane would be taken up as a public road. It was noted that any required improvements to Pierce Lane would be the responsibility of the applicant, that much infrastructure was already in place, it was not likely that the town would take up the road, and that Chief Wager would be consulted about appropriate improvements to the road for fire protection.

Mike Quinn noted that the actual number of lots will need to be clarified before a preliminary subdivision application could be filed.

Sketch plan review continued to next hearing on March 16, 2022.

Application # 21-167 for sketch plan review of 53-lot PUD; 462 Monkton Road; applicant Cornerstone Solutions; Rural Agricultural (RA-5) and Highway Mixed Use (HMU) Districts; tax map id no. 15/02/12; continued from January 19 hearing.

Anna Charlebois-Oeullette of Cornerstone Solutions identified the subject property as 177.8 acres all south of the railroad tracks, 162.8 of which were the subject of Cornerstone's application for the PUD, and 15 acres remaining in Markowski ownership. She stated that a purchase and sale agreement has been signed and is contingent upon the outcome of these hearings. The applicants will meet with the Vergennes Panton Water District on March 15 and will obtain written confirmation that the district can meet the needs of the proposed subdivision. The applicants will not consult with the Vermont Agency of Transportation until they know what will be approved. The applicants intend to petition the town in August for a zoning revision to restore acreage to the Highway Mixed Use district that was allocated to the Rural Agricultural district in the 2021 revision of the Land Use Regulations.

The Markowskis intend to apply for the subdivision of the lots they intend to retain, and expect to provide an application for sketch plan review at the March 16 hearing of the Planning Commission.

The applicants will submit a revised sketch plan, letters from Jim Brewer and Bill Wager of the fire departments for Vergennes and Ferrisburgh, and a letter from Jeff Stone of the V-P Water District.

Liz Markowski emphasized that the rezoning of a portion of their commercial acreage to Rural Agricultural was an unwelcome surprise to her and her husband and hoped that it would be restored to Highway Mixed Use.

Sketch plan review continued to next hearing on March 16, 2022.

The next meeting of the Planning Commission is scheduled for March 16, 2022.

The meeting was adjourned at 8:40 p.m.