

Town of Ferrisburgh, VT

Minutes for meeting of February 17, 2021

Note: This meeting was conducted remotely. All participants joined the meeting through a Zoom online meeting.

Members present: Walter Reed III, Gail Blasius, Anne Cohn, Kristin DeBellis, Arabella Holzapfel, Michael Quinn, Walter Reed, **Members absent:** Bob Beach, Jr. (Chair), Al Chamberlain, Bessie Sessions

Town official present: Bonnie Barnes, Zoning Administrator, Robyn King, Minute Taker

Participants present: Kelli and Brandon Hammond, Jack Milbank, Devon Faulkner, Jamie Walsh

Approval of minutes from January 20, 2021. Walter Reed III called the meeting to order at 7:03 pm. Kirstin DeBellis noted she was not present for the second half of the meeting and Walter Reed III confirmed that there was no action taken at that point in the meeting and clarified the follow-up with the Boardman/Calfee matter. Michael Quinn made a motion to approve the minutes as presented, which was seconded by Kristin DeBellis and the motion passed unanimously.

Application #21-007 for final plat review of a 3-lot subdivision; 428 Middlebrook Road; applicants Brandon and Kelli Hammond; Rural Agricultural (RA-5) District; tax map id no 23/20/20.1

Walter Reed III introduced the application and noted that Brandon and Kelli Hammond were present to speak to the application. Walter Reed III noted the specifics of the application, that it was for a three-lot subdivision and that Lot 2 was proposed for 22 acres, and Lot 3 was proposed for 5.7 acres and that there was a right-of-way for Lot 3 over Lot 2. Walter Reed III also noted that the septic system for Lot 1 was planned to be on Lot 2, and that Lot 2's wastewater fields were on Lot 3 as well as fields for a potential house. Walter Reed III pointed out that the right-of-way was 60 feet and that there was a 50 foot easement for utilities, and Michael Quinn clarified the terms of the right-of-way. Walter Reed III noted his only concern was that it seemed that the building envelope for Lot 3 was in the wastewater fields.

Jack Milbank noted he was present to speak to the application, and that one of the systems is easterly of the envelope and that there was some overshadowing on the application. Jack Milbank went on to explain that while the original intent was for these properties to be served by municipal water, Steve Ravell of Lincoln Applied Geology noted that the water line is not large enough to serve these properties so wells have been proposed and submitted as part of the wastewater application. Jack Milbank noted that this does not affect wastewater or shields and that the drilled wells would be for lots 2 and 3 given that the water line is only 4 inches. Walter Reed III noted he would like to see a map showing the well systems, and Jack Milbank noted he

could email the plans immediately to show what was submitted to the state for the wastewater and water permits.

Neighbors Devon Faulkner and Jamie Walsh of 632 Middlebrook Road asked how they may be affected by the proposal, and Kelli Hammond explained there would be no additional building on this site as it's technically wetlands. Michael Quinn noted it was an interesting shaped lot, which Jack Millbank noted had been discussed at previous meetings. Walter Reed III asked if there were any additional questions from the public, and asked about the small portion of overshadowing on Allendale Farm. Jack Milbank noted that there is an overshadowing form required by the state for adjacent landowners and that Allendale Farm is aware and that this was done through certified mail and that it is part of the water and wastewater permitting process.

Jamie Walsh asked if it is up to the future property owners on what kind of house is built, and Brandon Hammond explained they are interested in keeping Lot 2, and that his father and stepmother are interested in buying Lot 3 and they all intend to use the same builder. Walter Reed III asked about the distance to the road from Lot 3 and Gail Blasius noted it was approximately 985 feet. Walter Reed III noted that the Fire Department requires a pull off every 400 feet and that it looked as if this had been drawn on the plan, which Jack Milbank noted there were two pull offs on the site plan one at the southwest corner of the building envelope in Lot 2 and the other being north of the wastewater system on Lot 1.

There was discussion on the need for pull-offs in lieu of the water system being able to accomodate fire hydrants, and also the need for multiple pull offs to account for trucks being parked.

There being no further questions, Gail Blasius made a motion to accept the final map as presented with the condition of the review of the wells on the map. Jack Milbank offered to send the map with the wells shown, and Bonnie Barnes shared her screen to show the participants the updated map. After review, it was determined that the wells fell under state permitting and there were no concerns over the placement.

Michael Quinn brought up the need for Fire Department review and approval of the plan, and Gail Blasius noted that it would be good to have approval from John Bull for the curb cut. Jack Milbank noted that he has letters from Bill Wager and John Bull in the application package, and that the letter to Bill Wager as a response noted that the pull offs that he had requested had been shown on the site plan. After discussion, it was agreed that as there was a letter from John Bull in the application package, that would be sufficient for the curb cut, but it was important to get final sign-off from the Fire Department.

Gail Blasius modified her original motion, that she moved to approve the subdivision as presented with the condition that Bill Wager signs off on the final subdivision plan with the fire access noted. Kristin DeBellis seconded the motion and the motion passed unanimously.

Other Business

Arabella Holzapfel noted that she wanted to publicly thank Jean Richardson for her hard work on the zoning regulations, including her work on coordinating meetings, drafting, and coordinating legal notices so that the regulations could be considered on Town Meeting Day. Gail Blasius wanted to thank Arabella for her work on the zoning regulations, as did Michael Quinn and Walter Reed III.

There being no other business, the meeting was adjourned by consensus at 7:40 pm.

Respectfully submitted by Robyn King.