

**TOWN OF FERRISBURGH
PLANNING COMMISSION
February 20, 2014**

Present: Walter Reed – Acting Chair, Mike Quinn, Al Chamberlain, Arabella Holzapfel, and Bessie Sessions

Visitors: Don Dewees, Jason Barnard, Barry Estabrook, Diane Kandzior, Eben Punderson, Neil Aguiar, Ross Raymond, Tom Kelly, William Raszka, and Ernest Mailloux

The meeting is opened at 6 pm.

There is discussion of the new town plan. Claire Tebbs is not present.

Bessie Sessions moves to approve the minutes of January 15th as written; second by Arabella Holzapfel. So voted.

Permit 14-005, Jacqueline Couture, 70 Locust Lane

The public hearing for a three lot subdivision is opened at 7:30 pm; Jason Barnard speaks for the permit. This was originally two separate lots with a four bedroom house on the southern lot and no structures on the northern lot. Jacqueline wants to build a new smaller house on the northern lot. Her son would like to purchase a lot from her so she would like to do a boundary adjustment with the north and south lot and subdivide the new southern lot in two.

Barry Estabrook, the neighbor to the northeast, wants the PC to know that he was not notified of the installation of the new mound septic system. Jason Bernard states that was due to incorrect information given to him at the Town Clerks office; which has been corrected.

Diane Kandzior, the neighbor to the east, is concerned about the overshadowing of the septic system for the newly created lot. She would like the septic to be moved to the west to remove as much as possible of the overshadowing from her land. Jason replies that they will move the system and provide a new map showing the location of the new systems. Diane is also concerned that it is a very wet lot and where will the water go. Jason replies that they will construct a perimeter drain to move the water to the existing drainage area.

Eben Punderson, attorney for Barry Estabrook, is concerned about the process of changing from a two lot to a three lot subdivision and the overshadowing. They are also concerned about future subdivision of the property. Jason replies that this is Jacqueline's final plan for the lots.

At 8:05 pm the hearing is recessed to March 19th at 7:05 pm. At that time the final plot plan showing the location of the septic and well heads will be presented.

Permit 14-008 Neil Aguiar, Raymond Road

The public hearing for a two lot subdivision is opened at 7:10 pm Jason Barnard speaks for the permit. Neil Aguiar would like to subdivide his 108 acre parcel on Plank

Road. He would like to create a 10 acre parcel on the end of Raymond Road. He will plant three clusters of three trees for screening. There is septic and water available on site. This will be the last lot created that will access Raymond Road; any further lots will be accessed from Plank Road. He is asked by the neighbors what his future plans for the remaining 98 acres are. He possibly would subdivide to donate to the land trust, possibly a one acre solar garden; but at this time he has no plans for another building lot.

Ross Raymond, a neighbor on Raymond Road, was curious about the two lot subdivision but now that he knows it is only for one house, which will be the final one on Raymond Road, he feels better. He would like the Zoning Administrator to check into the cul-de-sac that was to be built on the end of Raymond Road as part of previous subdivision conditions.

At 8:35 pm the hearing is closed.

Permit 14-007 Jeanette Mailloux - 2911 Route 7

The Sketch Plan for a 3 lot subdivision is opened at 8:40 pm. Ernest Mailloux speaks for the permit; his mother would like to subdivide her 19 acre parcel with three existing houses and a store into three lots. Lot 1 would be 2.10 acres; lot 2 would be 2.69 acres and lot 3 would be 14.7 acres. The original lot is in the HC-2; RA-5 and a small portion along the creek in CON-25.

The Sketch Plan is closed at 8:45 pm.

The PC returns to Permit 14-008 Neil Aguiar. Bessie Sessions moves to approve Permit 14-008 as presented with the condition that this will be the final curb cut on Raymond Road; the remaining 98 acre parcel will be accessed from Plank Road; second by Mike Quinn. So voted.

The PC returns to Permit 14-007 Jeanette Mailloux. Bessie Sessions moves to classify this as a minor subdivision requiring one public hearing; second by Arabella Holzapfel. So voted.

The next meeting will be Thursday March 19th at 6 pm.

Meeting adjourned 9 pm

Respectfully submitted

Chet Hawkins
Minute Taker