

Approved on: 4/21/2021

Town of Ferrisburgh, VT

Minutes for meeting of March 17, 2021

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

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

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

Participants present: Carl Cole, Katherine Brewer, J.C. Ewing

Approval of minutes from February 17, 2021. Bob Beach called the meeting to order at 7:03 pm and it was noted that there was not sufficient quorum to approve the meeting minutes from the February 17, 2021 meeting. Approval of the minutes was deferred to the April meeting of the Planning Commission

Other business

Given that there was not a quorum of Planning Commission Members, Carl Cole explained that he was trying to explore an application that would involve an old subdivision in the area of the Route 7 intersection in North Ferrisburgh. Carl Cole noted that four years ago a subdivision was approved subject to a sale to the Marcotte's and that the mylar was never filed so the subdivision was never recorded, but that a neighbor to the east is interested in buying a part of the subdivision. Carl Cole noted that the adoption of the new zoning by-laws caused a question to arise given that moving forward with the subdivision that had been previously approved would potentially be in conflict with the new density regulations that may have been inadvertently included in the zoning by-laws. Carl Cole explained that the subdivision would leave one landowner who has three apartments with three acres, which is where the issue lies, and he was wondering if the condition could be waived so that it could be sold to the interested neighbor.

Bob Beach asked how much of the property it would affect on the south side, and Carl Cole explained it would only be one landowner who has 12 acres. There was discussion about the shape of the lot and the owners in the area, and it was noted to Carl Cole that the proposal seemed reasonable, given that the inclusion of density language in the zoning by-laws may have been an oversight. Bob Beach suggested that Carl Cole apply for a permit, stating the reasoning and what the objective of the permit would be. Carl Cole clarified he could include a map with access shown and he imagined that some of the density requirements would be firmed up as part of the study, and he would be submitting an application for next month's meeting.

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Application # 21-021 for boundary adjustment; 590 Arnold Bay Road, applicants Katherine Brewer Trust and John C. Ewing; Shoreland (SD-2) District; tax map id nos. 12/01/02.2 & 12/01/03

There being quorum, Bob Beach opened the public hearing at 7:34 pm for the boundary adjustment application and invited the applicants to introduce the proposal. Mr. J.C. Ewing explained that Katherine Brewer owned the northern lot and that the joint applicants would like to split the land in the middle of their properties and absorb it into the properties they currently own as they jointly purchased the land between their properties.

Michael Quinn asked about the lot on the upper right-hand of the submitted map, and Mr. Ewing clarified that that lot is zoned RA-5 and that the non-conformance of the lot pre-dated he and Ms. Brewer's ownership. Michael Quinn asked about the zoning in the lots being absorbed, if they had a 2-acre requirement, which Mr. Ewing confirmed and Michael Quinn noted that technically there was a possibility of 6 full lots given the amount of land. Michael Quinn explained that technically, the land was already available for a larger subdivision if someone had wanted to do that, but that this seemed straight-forward. Mr. Ewing explained they had no plans to subdivide, but that their proposal would not change the density, and Ms. Brewer explained they plan to preserve the area in between their houses and they had no plans to build anything.

Gail Blasius asked how the land was purchased, and Mr. Ewing noted it was a unique deal given the siting of the septic systems and that Ms. Brewer owned 75% of the land, and he owned 25% of it. Gail Blasius noted it would be beneficial for the dwellings and the septic and water to be depicted on the map, and the siting for the septic systems was clarified.

There being no further questions, ***Michael Quinn made a motion to close the public hearing, which was seconded by Anne Cohn and the motion was unanimous. The public hearing was closed at 7:41 pm.***

Michael Quinn made a motion to accept permit 21-021 as proposed which was seconded by Anne Cohn and the motion passed unanimously.

Discussion

Bonnie Barnes asked about the outcome of the conversation with Carl Cole, as she was helping to set up an extra computer and it was confirmed that he was instructed to submit an application for a waiver.

Bonnie Barnes noted that it would be helpful to have a timetable proposed to move forward the conversation on addressing density, if there's an interest in moving this forward in 2021. Bonnie Barnes clarified that Katie Raycroft-Meyer was aware that there was an interest in revising densities for districts along the corridor and possibly elsewhere and that there were planned development district provisions in the by-laws that could be utilized.

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Bob Beach suggested, noting that there was an interest in this on Town Meeting Day, that it would be good to have an agenda item on the May 19th meeting to discuss, given that the April meeting may be during school vacation time.

There being no further business, ***Gail Blasius made a motion to adjourn the meeting, and there was consensus from the Commission Members on the adjournment. The meeting was adjourned at 7:51 pm.***