

**TOWN OF FERRISBURGH**  
**PLANNING COMMISSION MINUTES**  
**MARCH 27, 2013**

Members Present: Bob Beach, Walter Reed, Gail Blasius, Bessie Sessions, Keith Wagner, Mike Quinn.

Visitors: Ken Wheeling (ZA), Kendra Allen, Robert Recupero, Jesse Haller, Kathy Haller, Alyth Hescock, Melody Hescock, James Warden, Judy Chavez, Rich Kerschner, Jim Dumont, Nick Patch, Don Dewees

**#13-027** A hearing opened on application #13-027, submitted by Jesse G. Haller. Proposal to subdivide parcel, 10.01.051. (15.9 acres) into two (2) parcels. One parcel to equal 5 acres and a second to equal 10.9 acres. Robert Recupero, owner, wishes to sell land to son-in-law and his daughter. A driveway access is already there; the barn is now fallen in. The lot is directly east of Sky View Motel – the northern section of the property. Mike Quinn explained the map orientation. The land is fairly level with only a little elevation at the back of the property. Public comment closed.

The Board discussed the application at 8:30 PM. The frontage issue immediately arose. Walter Reed proposed an alternative design which would not require the waiver for the frontage. Gail Blasius spoke about the problem of non-conformity. Bob Beach brought up the idea of a ROW access to the lot. Seeking the least non-conformance, a suggestion was put forth to redraw the line to create a 5 acre lot w/o frontage.

- a. The existing lot has all the frontage.
- b. Maintain setback on Lot 2
- c. It have a 60' ROW to it
- d. Lot 2 to equal 5 acres
- e. The board could then give a waiver for the lack of a 400' width on the 2<sup>nd</sup> lot.

The Zoning Administrator was authorized to discuss this option with the Recupero's.

**#13-011** Kendra Allen brought in the map requested for the subdivision of lot 05.01.75.2 into two parcels. The board received the map, but did not “hear” any testimony. Kendra did not have a letter authorizing her to speak for Terry and Debbie Allen.

The Board discussed the proposal and approved the sketch as presented, w/Starry Nite having the complying lot. The antique store would have a 5½ waiver on the north side. Bessie Sessions remarked that the “plan” is accepted according to the minutes of 2/20/2013. Keith Wagner 2nds.

It was classified as a MINOR SUBDIVISION. A correct map is required. Submit a new map showing the subdivision lines AS THEY WILL BE, w/contour lines.

**#13-023** Hearing of 2/20 (sketch plan) was recessed and picked up tonight. A map was presented, showing Lot 1 and 2 and the proposed curb cut, the house location. The present and proposed septic and contour lines.

Bessie Sessions moved to accept "Sketch", 2<sup>nd</sup> by Keith Wagner.

The board moved into discussion with Claire Tebbs, regarding the Municipal Grant and the process of redoing the Town Plan, and the process by which it will happen. The board examined and discussed the time table as laid out in the grant document. Approximate dates were assigned to the stated tasks.

Motion to adjourn {Bessie Sessions}

Seconded: Keith Wagner

So voted. Adjourned: 9:45 PM