

Draft

TOWN OF FERRISBURGH PLANNING COMMISSION

April 15, 2015

Present: Bob Beach. Chair, Walter Reed, Bessie Sessions, Al Chamberlain, Keith Wagner, Anne Cohn, Mike Quinn, and Gail Blasius.

Visitors: Katie Quinn, Greg Roberts, Silas Towler, Elizabeth Patten, Alyth Hescoock, Tom Drumheller and Ken Wheeling Zoning Administrator.

The planning meeting is opened at 7 pm.

Permit 15-022 Mike and Katie Quinn, Four Winds Road

Mike Quinn recuses himself from the Commission and speaks for the final hearing of a minor subdivision. Mike presents a map showing the subdivision. The new owners would like to build a horse barn with an apartment and pasture their horses on the lot for now; later they might build a house. They have a septic design for a four bedroom house. There are no plans for the northern lot; it will have a deferral permit for the septic. If a house is ever built on the north lot it will need an approved septic plan from the State. The curb cuts have been approved by the Road Foreman. The small area of Class 3 wetlands has been delineated.

There are no questions and the hearing is closed at 7:20 pm.

Permit 15-024 Alyth and Melody Hescoock, Fuller Mt Road

Alyth Hescoock speaks for the Boundary Adjustment. They would like to move the lot line from a previous subdivision on their property. It will not create a new lot. They would end up with one 10.01 acre lot and one 11.14 acre lot.

There is no public comment and the hearing is closed at 7:30 pm.

Permit 15-032 Tom Drumheller 195 Pond Lane

Tom Drumheller speaks for the boundary adjustment. He would like to do a land swap with his neighbor Charles Nardoizzi. Both would end up with the same amount of land. Tom wants to purchase land from the Swanson which is next to Nardoizzi and with the land swap he will be able to access the Swanson land from his land which is also next to Nardoizzi.

Gail Blasius moves to recess the meeting to next month; second by Mike Quinn. So voted.

The PC returns to 15-024 Hescoock.

Gail Blasius moves to accept the proposed Boundary Adjustment; which will have one 10.01 acre lot and one 11.14 acre lot; as presented. This Boundary Adjustment will be finally approved when the map is submitted; second by Anne Cohn. So voted.

Gail Blasius moves to approve the minutes of February 18th as presented; second by Keith Wagner. So voted.

Walter Reed moves to approve the minutes of March 18th as presented; second by Bessie Sessions. So voted.

The PC returns to 15-022 Quinn. Mike Quinn recuses himself.

Walter Reed moves to approve the minor subdivision with the following conditions:

Lot 1 is not currently approved for a house; it will have a deferral septic permit and will need to come back to the PC for approval for a house.

The curb cuts as approved by the Road Foreman will be added to the map.

The building envelope for lot 2 is approved.

Lot 2 is not to be further subdivided.

The septic plan for lot 2 must be submitted.

Second by Gail Blasius. So voted.

The revised zoning district map is reviewed and it is noted that the Industrial District north of Tupper~~s~~ Crossing is not correctly identified on the map. The word ~~%illage+~~ will be removed from the map and replaced with ~~%Neighborhood+~~. Ken will go back to Regional Planning and have the map corrected.

Meeting adjourned at 8:20 pm

Respectfully submitted

Chet Hawkins Minute Taker