

**TOWN OF FERRISBURGH  
PLANNING COMMISSION  
April 16, 2014**

Present: Bob Beach – Chair, Al Chamberlain, Bessie Sessions, Keith Wagner, Arabella Holzapfel, Walter Reed and Mike Quinn

Visitors: Ken Wheeling, Craig Heindel, Karen Pettersen Nick Patch, Carl Cole, Clark Hinsdale and Pete Denton

The meeting is opened at 6 pm.

There is discussion of development in the flood plan, the need to define commercial use, the need to update zoning regulations with Route 7 design standards, using the Grange more, using the School recreation fields more, density based zoning, the natural and forested area, define stream and define vegetated buffer.

Gail was not present so Arabella will make the suggested changes to the new plan for review at the next meeting.

**14-022 & 023 Atkins Farm Development**

The Sketch Plan Review is opened at 7:40 pm. Clark Hinsdale and Pete Denton speak for the permit.

They both own lots in the subdivision and would like to modify the lots. Clark would like to subdivide lot 5 into two 2 acre lots and add 0.01 acres to the Denton lots. Only one of the new lots will be built on, the second will have a deferral permit for now. Mr. Denton would like to add the 0.01 acre to his lots so that he may create a new 2 acre lot. They have a map, but it doesn't clearly show what they want to do.

Walter Reed moves to continue the Sketch Plan Review to the next meeting at which time a better map will be presented; second by Keith Wagner. So voted.

**14-035 Jack Ploof & Shayne Thompson**

The Sketch Plan Review is opened at 8:15 pm. Carl Cole speaks for the permit. Jack would like to reconfigure their lots on the corner of Route 7 and Old Hollow Road so they will end up with three 2 acre lots. They will keep the house lot, which fronts on Old Hollow Road, and sell the other two to the neighbor. Carl would like this to be classified as a minor subdivision. The review is closed at 8:25 pm.

Keith Wagner moves to classify this as a minor subdivision with one hearing; second by Walter Reed. So voted.

The next meeting will be Wednesday May 21<sup>st</sup> at 6 pm.

Meeting adjourned at 8:30 pm

Respectfully submitted

Chet Hawkins Minute Taker