

Town of Ferrisburgh
Ferrisburgh Town Plan Hearing (1st).
May 9, 2017

Select Board: Loretta Lawrence, Steve Gutkowski, Rick Ebel

Town Employees: Gloria Warden, Deb Healy

Attendees:

Andre Emmell, Charlene Stavenow, Norton Davis, Aubrey Choquette, Jeanne Lemner, Karen Pettersen, Andy Kirkaldy, Craig Heindel, Carl Cole, Tim Davis, John DeVos, Kevin Rooney, John Eisenhardt, Jeannie Kelly, Arabella Holzapfel, Betsy Etchells, Stephanie Warner, Karlene DeVine, Jen Cirillo, Amy Dohner, Carol Allen, Clark Hinsdale, Suzanne Hinsdale

Loretta Lawrence called the meeting to order at 6:30PM

Norton Davis: In his 41 years in Ferrisburgh, he had three things to share. We take action when:

1. The legislature tells us to do something
2. There are problems to be solved
3. We want to make improvements that make a good thing better.

Norton shared Grandpa's words: Look for people that might be harmed by what you do. (i.e. the Town Plan.)

Clark Hinsdale: Suggests Town look into boat mooring situation in Kingsland Bay and other shore areas. Shelburne has an area of moorings for town residents. Encouraged board to consider a harbor master or something of that nature.

Lake Shore District: Conditional use.
Basin Harbor Club is all Lake Shore Dist.
Long Point and Bay View Farm have a different distinction.
Would like to see all areas treated the same.
Eliminates problem of split zoning.

Loretta: Follow up questions to Arabella H.
Regarding map on page 70. Change in map may have occurred prior to 2013.
Arabella change in zoning map may have been attempt to consolidate commercial growth to specific parts of town.

Clark: Has been told that decisions have been made that he was unaware of.

Rick: Clarified that Clark Hinsdale's concern is that his property was changed to conservation from commercial/industrial. Wants to see minutes that reflect the change that is shown on the map.

Carl Cole: Clarification that particular piece of property. (North Business area) was to extend to the conservation area at Lewis Creek.

Rick: Asked for date of meeting. Discussion indicated meeting took place within last four months. One possible date: November 29, 2016.

Craig H.: Map on p. 70 may not reflect the discussion that took place at the meeting that he attended. Same meeting that Carl referenced. His view, it would be appropriate for the planning commission to finalize the plan and make the small changes to the map on page 70 to reflect both Carl C.'s and his recollection of what was discussed at the meeting they attended.

Arabella: P. 80, 81 and 82. Cited language about usage. Regarding North Industrial Zone, this language allows for and encourages residents to give input to the type and scope of any proposed development.

Kevin Rooney: Comment on defining zoning areas. Don't be vague. Past experience suggests that clear definitions within zoning regulations are essential.

Aubrey Choquette: Zones should be chosen and defined very carefully. Lives on Tupper's Crossing. Concerned about proposal to put in trucking terminal near his house. Asking board to look at the northern end of the South Industrial area that includes Tupper's Crossing.

John DeVos: Bought the property understanding that it is zoned industrial.

Loretta encourages audience to keep the focus of the discussion on the proposed town plan.

Stephanie Warner: feels the discussion about specific concerns is pertinent.

John DeVos: I am here tonight to represent the North Ferrisburgh church. The interest is to maintain a seven acre piece of property owned by the church as commercial/industrial.

Loretta: We have to schedule a second hearing. Discussion of dates and potential changes to proposed town plan. The second hearing must be warned A minimum of 15 days as required by state statute.

Question: How does Act 250 impact our town plan if there aren't by laws in place to back up the plan.

Clark H. responds: The reason they use a town plan is because there are rural towns in Vermont that don't have zoning.

Steve G.: Some of the topics discussed tonight can be addressed by the zoning board. Need a town plan to implement by laws.

Loretta: Select board will continue to collaborate with the planning commission as it has in past.

What is time frame between the select board adopting the plan and setting the details of maps, etc.? Discussion ensued.

Tim Davis: Town rep to ACRPC. Towns have to move the town plan forward before zoning laws can be ratified. Ferrisburgh is on the right track.

Arabella: Statute was changed so that town plans are for 8 years.

Steve G. encouraged residents to participate in planning meetings that will be coming up.

Carl C. Opinion: small changes to the plan can be made by the select board without going back to the planning commission.

Arabella: Land use areas can be put into the plan with “fuzzy” lines.

Kevin Rooney: Addressed importance of town plans and zoning be closely aligned. Commented on the value of ongoing dialogue between Ferrisburgh and Vergennes regarding the Route 7 corridor.

Loretta: Will set a date for next hearing at the May 16 Select board meeting.

The board received two pieces of written communication.

1. Clark Hinsdale: memo regarding proposed changes in the zoning map.
2. Richard Bernstein: Addressed concern regarding the Northwest Industrial Planning Area.

Meeting adjourned at 7:35

Submitted by Rick Ebel, Clerk of the Board