

**Planning Commission**  
*Town of Ferrisburgh, Vt.*

APPROVED – Minutes for meeting of May 16, 2018

**Members present:** Bob Beach (chair), Al Chamberlain, Anne Cohn, Gail Blasius, Arabella Holzapfel, Bessie Sessions, Keith Wagner. **Absent:** Mike Quinn, Walter Reed.

**Town official present:** Bonnie Barnes, zoning administrator.

**Visitors present:** Carl Cole, Bernie Dam, Robert Kaiko, Roger Parker.

Bob Beach, chair, opened the meeting at 7 p.m. There was a brief discussion about whether he had had been in contact with Brandy Saxton, a land use planner and principal in the firm PlaceSense, who has expressed interest in working with the town on a rewrite of its zoning bylaws. He said he had not been in touch but would be soon.

**Approval of minutes from April 18, 2018.** Gail Blasius made a motion to approve the minutes of April 18, 2018, as submitted. Keith Wagner seconded. Bob Beach, Anne Cohn, Gail Blasius, Arabella Holzapfel, Bessie Sessions and Keith Wagner voted in favor. Al Chamberlain abstained. **Motion approved.**

**Application No. 18-033 by Bernie Dam for final plat approval of a four-lot subdivision on the east side of Button Bay Road, north of Webster Road. The parcel is in the Rural Agricultural District (RA-5), and identified in Town of Ferrisburgh tax maps as parcel 13/01/29.**

Bob Beach opened the hearing at 7:05 p.m. Bernie Dam was present to speak for the application, which would create three 5-plus-acre building lots. Beach read a note to the board from member Walter Reed, asking that a condition of approval of the final plat include written assurance from Bernie Dam and John Bull that the southernmost lot in the subdivision would be accessed by a curb cut off Webster Road, with the northernmost two lots accessed off Button Bay Road. Reed said that he understood this was the plan, but wanted to make sure it was in writing.

Neighboring property owner Robert Kaiko talked about his property, across the road from the proposed subdivision, being damaged by flooding twice in recent years during significant rain events. He said he hoped that any development would not add to water management issues in the neighborhood. A brief discussion followed, during which Bernie Dam and board members said they felt having developed lots with lawns and other vegetation rather than cornfields would tend to slow down the movement of water.

Arabella Holzapfel made a motion to close the hearing at 7:18 p.m. Anne Cohn seconded. All voted in favor. **Motion approved.**

Bessie Sessions made a motion to approve the application with the following conditions: that trees and shrubs planted along a ditch running north and south on the east side the

property be maintained; and that John Bull confirm in writing that the access to the southernmost lot will be via a curb cut on Webster Road. Gail Blasius seconded.

During a brief discussion, Bernie Dam assured the board that the fields bordering the developed lots would be planted in hay, not corn.

All voted in favor. **Motion approved.**

**Application No. 18-035 by David Shlansky for sketch plan review of a four-lot PRD on two parcels on Satterly Road. The parcels are in the Rural Agricultural District (RA-5), and identified in Town of Ferrisburgh tax maps as parcel 10/01/57.1 and 23/20/34.**

Bob Beach opened the review at 7:25 p.m. Carl Cole was present to speak for the application, which is a revised version of a proposal considered previously by the commission. He said the major remaining obstacle to the development of the parcels was a need to find a roadway to the two proposed new homes that would be acceptable to the Ferrisburgh Volunteer Fire Department. Bill Wager, fire chief, has said he would not sign off on a road that has more than a 10 percent grade. Carl Cole said he had received verbal assurance from Wager that he's happy with the most recent iteration of the driveway access. It includes a separate road meeting the fire department requirements that would likely not be used on a regular basis by the homeowners.

Arabella Holzapfel made a motion to approve the sketch plan as a minor subdivision requiring one public hearing. All voted in favor. **Motion approved.** Carl Cole said he would probably not be back for approval of the final plat until the commission's July meeting.

Carl Cole asked the board how to join in the discussion of the rewrite of the town's zoning bylaws. He was asked to e-mail Arabella Holzapfel, who is heading up the effort to gather public comments. Cole said he was previously a member of a group that studied the future of the town's Route 7 corridor and wanted to make sure that group's deliberations and recommendations were part of the discussion as the town gets into its zoning rewrite.

**Application No. 18-039 by Roger Parker for sketch plan review of a four-lot subdivision on the south side of Tupper's Crossing, just east of the junction with Route 7. The 29.3-acre parcel is in the Industrial District (IND-2) and identified in Town of Ferrisburgh tax maps as parcel 15/01/64.**

Bob Beach opened the sketch plan review at 7:40 p.m. Roger Parker was present to speak for the application. He is proposing to divide the existing lot into four lots of approximately 3.5, 4.6, 7.2 and 13 acres, using one for a shop and office where his excavating business will be based, and one for a 250-unit self-storage facility. Access to all the parcels will be off Tupper's Crossing. The shop and office, a total of about 4,950 square feet, could be located either on the westernmost parcel that fronts Tupper's Crossing, of 4.6 acres, or on a larger lot on the southwest corner of the property, of 7.2 acres. Parker said he was leaning toward using the southwest corner lot. He said the shop would serve as home base and service facility for 35-40 pieces of equipment, including 13 pickup trucks, 13 excavators and two

dump trucks. There would also be two 500-gallon fuel tanks. He said most of the equipment would not usually be on the site, but rather out at job sites.

He proposes to put the self-storage facility in the easternmost lot along Tupper's Crossing, which would be 3.5 acres. He said he is in conversation with the Charlebois/Ouelette family that owns the neighboring property along Route 7 about a boundary adjustment that would see Parker providing them with one or two acres along the north-south line that divides the current lots. Board members noted that a self-storage facility is not a specifically permitted or conditional use in any of the town's zoning districts, though such a facility was recently approved in North Ferrisburgh, at the corner of Route 7 and Old Hollow Road.

There was a discussion about using landscaping to screen any development on the lots, particularly the storage units. Parker said he would do whatever was required, and would be happy to talk with neighbors about screening and the color of the storage units, which he said would be one story only. He also said camper storage would not be part of the facility. The facility would have a security gate and fencing, a video monitoring system, and motion-activated lighting, which would light up only the storage bay or section of the facility being accessed. He said all lighting would be under the eaves of the buildings and downcast. He expects the areas between the storage buildings would be gravel rather than paved.

Keith Wagner made a motion to approve the sketch plan, determining that it is a minor subdivision requiring one public hearing. Anne Cohn seconded. All voted in favor. **Motion approved.** Commission members agreed to visit the site before the next meeting, at 6 p.m. on June 20. They asked Parker to have proposed buildings and driveways located with stakes. They also said he should have a detailed site plan noting lighting, curb cuts, parking and other details available for the June meeting.

**Other business:** Bonnie Barnes mentioned that there is a spring planning and zoning forum on May 23 in Rutland, Vt., if any board members were interested in attending.

She also said the Addison County Regional Planning Commission is preparing amendments to its regional plan, in particular the energy subsection. She suggested the board designate someone to review the plan and provide comments. Board chair Bob Beach asked Arabella Holzapfel to handle the review.

**Adjournment:** Gail Blasius made a motion to adjourn the meeting at 8:18 p.m. Keith Wagner seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells