

Planning Commission
Town of Ferrisburgh, Vt.

APPROVED – Minutes for meeting of June 20, 2018

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

Visitors present: Scott Baker, Joseph Chase, Cindy Gage, Rick Gage.

Bob Beach, chair, opened the meeting at 7 p.m. No key to the Town Hall was available, but it was a warm, sunny evening so the meeting was held outside.

Approval of minutes from May 16, 2018. Board members tabled approval of the May 16 minutes until the July meeting.

Application No. 18-056 by Joseph Chase on behalf of the estate of Jean Soule Chase for sketch plan review of a three-lot subdivision at 1808 Button Bay Road. The 14.1-acre parcel is mostly in the Rural Agricultural District (RA-5) with about one acre in the Shoreland District (SD-2), and is identified in Town of Ferrisburgh tax maps as parcel 13/01/35.

Bob Beach opened the review at 7:05 p.m. Scott Baker of Barnard & Gervais LLC, a surveying and consulting firm, and Joseph Chase were present to speak for the application, which would create three building lots: one 5-acre lot, on the south end of the property, site of an existing 3-bedroom home and outbuildings; a second 5-acre lot in the middle of the parcel; and a third 4.1-acre lot on the north end. The plans envision home sites on the two northern lots, one accessed from Button Bay Road and the other from Button Bay Lane.

Scott Baker said the northern lot would not normally be large enough for a house site in the RA-5 zoning district, but because it is partially in the SD-2 district, he felt it was reasonable to add up the allowed number of dwelling units for 0.97 acres of SD-2 (0.48 units) and 3.1 acres of RA-5 (0.63 units), to reach a total of 1.1 units allowed.

Baker spoke briefly about plans for the property, which is mostly an open field. He said the property would be largely preserved as is, with the new house sites near the east and north edges and the rest left open. He talked about the suitability of the open land for solar power, both passive and active. He also said the houses could be screened with landscaping without losing the accessibility of solar gain.

The subdivision would also include up to four new mound wastewater systems, which according to the plans would be located on the two southernmost lots. Each of the two new houses would be connected to a separate mound, and two other mounds could be used by two small existing lakefront lots owned by the Chase family. One lot has a dwelling on it, and one is undeveloped, and would require a state Shoreland permit. Beyond the mound systems, those lots are not part of the subdivision request.

There was a brief discussion about the calculations used by Barnard & Gervais to reach the conclusion that three dwellings could be permitted on the 14.1-acre parcel that's mostly in a

district with 5-acre zoning. Bob Beach could not recall Ferrisburgh approaching the calculation that way in the past. Scott Baker said he had seen this kind of calculation used in other towns.

Walter Reed made a motion to accept the sketch plan as a request for a minor subdivision requiring two hearings. Gail Blasius seconded. All voted in favor. **Motion approved.** Bob Beach said the application should be on the agenda for the commission's next meeting, scheduled for July 18, 2018.

Review of letter from Jenna Paquette and Dylan Barrows regarding a possible change to an underground power requirement in a subdivision permit, granted in 2003, which governs their property at 424 Buckwheat Street.

Bob Beach opened the review at 7:30 p.m., and read the letter from Jenna Paquette and Dylan Barrows, who were not present. The letter asks to have power supplied to their parcel overhead for the first 150 feet from the road and then go underground. Their parcel is part of a subdivision approved in 2003 with the condition that all power would run underground. Paquette and Barrows are asking for permission to add a power pole to their lot, which would reduce the length of the underground power from 400-plus feet to 150 feet, which they said would significantly reduce the cost.

A straw vote of the commission members found a majority felt the conditions of the subdivision approval should not be changed. Commission members noted the current owners knew about the underground power requirement when they bought the parcel in 2017. It was suggested there might be less expensive ways to run the power underground. The commission invited Paquette and Barrows to attend a future meeting to explain why they want to have the underground power condition changed.

Other business: Rick and Cindy Gage attended the meeting to talk about their property on Sand Road. They spoke with Bonnie Barnes, zoning administrator, who suggested they meet with the Planning Commission. Their 9-acre lot at 1476 Sand Road is in the Rural Agricultural District (RA-5), and they would like to purchase an additional acre from a neighbor so that they would have a 10-acre lot that could be subdivided to create two lots, allowing for two dwelling units, theirs and one for their son. They said they were afraid they might fall short in the amount of road frontage required for two 5-acre lots. Commission members suggested it might be possible to create a new lot that did not have road frontage, but was reached by a right-of-way through the other lot. They suggested asking John Bull, road foreman, about the feasibility of a second entrance to the property from Sand Road. The Gages agreed to work on their plans further and get back together with Bonnie Barnes about appearing on the agenda for a future meeting.

Adjournment: Bessie Sessions made a motion to adjourn the meeting at 7:47 p.m. Walter Reed seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells