

DRAFT MINUTES
APPROVED ON :July 19, 2023

TOWN OF FERRISBURGH
PLANNING COMMISSION
MINUTES
WEDNESDAY JUNE 21, 2023

At Town Offices and on Zoom

Members present: Bessie Sessions, Bob Beach, Walter Reed, Gail Blasius, Mike Quinn, Arabella Holzapfel, Bonnie Barnes

Minute taker: Bonnie Barnes

Town staff present: Steven True

Applicants present: Cheryl and John DeVos; Elliott, Kristen and Marela Bristow

1. Meeting called to order at 7:00 pm by Bob, and quorum determined.
2. Minutes of May 17 were approved on Motion of Arabella, seconded by Bessie, motion carried.
3. **Application 23-061.** Sketch plan review of a two-lot subdivision, 525 Ashley Road; applicants John and Cheryl DeVos; Rural Agricultural (RA-5) and Conservation District; tax id no. 04/01/15.11. Gail Blasius recused from deliberation on this application. Will Duane, land acquisition coordinator for Vt. Fish and Wildlife Department, presented the application on behalf of applicants. The DeVos's previously received approval for subdivision of this property, in order to transfer acreage to Fish and Wildlife for conservation, while retaining farmland in active management. This application seeks to reduce the acreage to be transferred to F&W (256 acres), and to retain more acreage as part of the farm (67 acres). The Vermont Land Trust has an easement on the farm, and the parties represented that the Land Trust is in agreement with this new arrangement. Fish and Wildlife will have access to its parcel via a right-of-way, which it will maintain.

The PC discussed whether this application should actually be considered an amendment to an existing subdivision. **Motion to classify application as an amendment to a subdivision** made by Arabella, seconded by Mike, motion carried. The fee collected for sketch plan review will be applied to the application fee for the amendment. There will be one warned hearing for the amendment application.

4. **Application 23-063.** Boundary adjustment; 772 Woods Road; applicants Elliot Bristow and Kathleen Lyttleton; Shoreland (SD-2) District; tax id nos. 21/21/05 and 21/21/06. Applicant Lyttleton is not present, but a letter authorizing applicant Bristow to speak on her behalf is on file. Also on file is a letter exempting

this transfer of land from the need for a wastewater permit. A recent survey revealed that the boundary between these two lots was not where the parties thought it was, and a Bristow deck and dock encroached on Lyttleton land. The parties seek to exchange equal amounts of land to remove the encroachment. The lot sizes of both parcels will remain the same. **Motion to approve the boundary adjustment as presented** made by Mike seconded by Wally, motion carried.

5. **Other business.** Wally noted that the approved May minutes included an error. In “Other Business” addressing correspondence from applicant Roy Shea objecting to a no-cut zone along his northern boundary, Wally pointed out that the minutes inaccurately referred to “the new proposed Lot” as including mown grass and an actively managed landscape. Bonnie noted that her informal site visit did not differentiate between the lots and that her observations were intended to apply to the property as a whole. **Motion to amend the minutes to reflect that the observations from the informal Shea site visit pertained to the property as a whole, not the new lot** made by Bob, seconded by Gail, motion carried.

Steven True presented a corrected mylar for the Hardie/Townsend subdivision, to include an inadvertently omitted water easement. **Motion to approve corrected mylar** made by Gail, seconded by Mike, motion carried.

Steven True presented revised application forms, to no objection.

6. **Meeting adjourned** on motion of Arabella, seconded by Bonnie, motion carried.
7. **Next meeting:** July 19, 2023.

Respectfully submitted,

Bonnie Barnes