

Ferrisburgh Planning Commission
June 22, 2016
Draft Minutes

Members Present: Bob Beach, Chair; Keith Wagner; Gail Blasius; Arabella Holzapfel; Al Chamberlain; Bessie Sessions; Michael Quinn

Visitors: Craig Heindel; Maryanna Plante; Daniel Stearns; Rick Detwiler; Kristina MacKulin; Andrew Dombek; Clark Hinsdale, Sidney Claflin; Kathy Alexander; Steve Alexander; Dorothy Muzzy; Merrie Perron; Ronald Perron; Pat Erickson; Matthew Husk; Bill Vincent; Julie Rubaud; Mark Basol; Ken Wheeling; Carl Cole

Chair Bob Beach, calls the meeting to order at 7:00 PM.

May 18, 2016 minutes were discussed. There was a question regarding "a water dome". The board asked that the wording be changed. Delete "dome", and add 60 foot right of way to the water. A motion was made by Bessie Sessions to accept the revised changes, Michael Quinn seconded the motion. All were in favor. Motion passes.

7:05 PM - Application, #16-047, submitted by Sidney Claflin. a four-lot subdivision on Hand Road, Property ID #06/01/01 & 06/01/05, a PUD cluster. Zoning District RA-2.

Clark Hinsdale spoke on Sidney Claflin's behalf. He explains the sketch plans and furthered discussion of property division waiver under section 130. Gail Blasius asks for clarification on District RA-2. Clark Hinsdale agrees that it should be corrected to RA-5. He gave an explanation of why there should be 2 acre lots instead of 5 acre lots.

Bob Beach, Chair, asks if there are questions from the board. Michael Quinn asks if this is sketch plan 4? Bessie Sessions asks about boxes on the map. Clark Hinsdale states that they are symbols for potential septic systems. Keith Wagner asks why did they decide to put the right of way access to lot 4 through lot 2 as opposed to bringing it down and around on lot 4. Clark Hinsdale states it will reduce visual impact and it will reduce the value of lot 2.

Public Comment:

Craig Heindel spoke of sketch plan. Consider wildlife conservation point of view. He asked for a "no cut zone", and a 25 or 50 foot hedge row to be considered around the lots. No questions from the board.

Ken Wheeling introduces a letter the public submitted for the sketch plan hearing is re-introduced as final hearing marked Exhibit 2.

Andrew Dombek spoke of his disapproval for 2 acre lots. He asks the Planning Commission to keep zoning as is, (5 acre) plan. Impact on subdivision will affect water supply. The characterization of the neighborhood will also be effected.

Mark Basol states he is in favor of Sidney Claflin's plan.

Maryanna Plante had questions about septic and how large the houses would be. Will fencing be considered agricultural use? Clark Hinsdale stated yes.

Sid Claflin does not want to upset the neighborhood. Needs to sell property, wants to preserve the wildlife corridor near Lewis Creek. Gail Blasius asked if the land is in current use. Clark Hinsdale answered no.

Ron Perron is concerned about the cluster housing and has concerns about wildlife. He wants his views to be respected. He does not want a city-type environment in their neighborhood.

Clark Hinsdale apologizes for neighbors feeling disrespected.

Kristina MacKulin asks board to stand by regulations of 5 acre lot subdivision.

Sid Claflin thanked everyone for coming.

Bob Beach, Chair, tables further discussion until the end of the meeting. No comments from the board.

8:07 pm - Bob Beach, Chair, asked for a motion to close public hearing. Motioned by Bessie Sessions, seconded by Michael Quinn. All in favor. Motion passes.

8:10 pm - Application - #16-048 submitted by Jon and Pat Erickson (16/01/43.2) and Bill Vincent (16/01/04.2) Property line adjustment between Erickson and Vincent. Vincent gives driveway easement.

8:13 pm - closed public comment.

Motion given by Bessie Sessions, seconded by Al Chamberlain. All in favor. Motion passes.

8:15 pm - Application, #16-050, Matthew Husk for sketch plan review of Parcel 09.01.22 & 35. Zoning District RA-5. Matthew Husk represented his parents wanting to subdivide one of the houses from his parent's farm. Gail Blasius asked if it's in conserved land or in current use? It is not in land trust.

No public comment.

Motioned by Michael Quinn, seconded by Gail Blasius. All were in favor. Motion passes.

8:20 pm - Application #16-051, Submitted by Mark Franceschetti, for a 2-lot subdivision. Parcel ID# 06.20.74.1. Zoning District - Village.

Carl Cole spoke on Mark Franceschetti's behalf. Bessie Sessions questioned deeded right of way. Julie Rubaud, a neighbor, asked to see the sketch plan.

No public comment.

Bob Beach, Chair, tables further discussion until the end of the meeting. No comments from the board. No public comment.

8:28 pm - Bob Beach, Chair, closes the public hearing.

8:30 pm - Application #16-042, Submitted by Steve Alexander for a Preliminary/Final Subdivision. Parcel ID # 06.01.18.3. Zoning District RA-5. No questions from the board. No public comment.

Gail Blasius made a motion to accept final subdivision. Seconded by Arabella Holzapfel. All in favor. Motion passes.

8:32 - pm – Bob Beach, Chair, asked for a motion to close public hearing. All were in favor.

The Board returns to Application#16-051, submitted by Mark Franceschetti, for Preliminary/Final 2-lot Subdivision. Parcel ID # 06/20/74.1. Zoning District RA-5. This 2-lot subdivision is a condition contingent upon sale to Marcotte's. Motion to accept this final subdivision by Gail Blasius, seconded by Arabella Holzapfel. All were in favor. Motion passes.

8:45 pm - The Board returns to Application #16-047, submitted by Sidney Claflin, for a four-lot subdivision on Hand Road. Property ID #06/01/01 & 06/01/05, a PUD cluster. Zoning District RA-2. Gail Blasius made the motion to approve subdivision. Seconded by Arabella Holzapfel. Proceeded to vote as recorded, 2 - yes, 5 - no. Motion fails. Bob Beach - no; Gail Blasius - no; Al Chamberlain - yes; Michael Quinn - yes; Bessie Sessions - no; Ken Wagner - no; Arabella Holzapfel. The application was not approved.

Michal Quinn made the motion to adjourn at 9:20 pm. Keith Wagner seconded. All in favor. Motion passes.

Next meeting planned for July 20, 2016, 7:00 PM.

Respectfully Submitted by:

Karen L. Brooks
Minute Taker