

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

Minutes for meeting of July 15, 2020.

**Site visit**

The meeting started with a site visit for application number 20-023, at 308 Summer Point Lane, at 6 pm. Alan Calfee and his wife, representing Peter Davis, showed members the fence along the Eastern side of the Davis property. Commission members attending: Bob Beach (Chair), Walter Reed, Anne Cohn, Kristin DeBellis, Arabella Holzapfel, and Mike Quinn. Some of the other members visited the site previously.

**Regular meeting**

**Members present (via teleconference):** Bob Beach (Chair), Gail Blasius, Al Chamberlain, Anne Cohn, Kristin DeBellis, Arabella Holzapfel, Mike Quinn, Walter Reed, Bessie Sessions.

**Town officials and guests present (via teleconference):** Bonnie Barnes, Zoning Administrator; Alan Calfee; John Evarts; Mike Magoon, Surveyor

**Call to order.** Bob Beach called the meeting to order at 7:01 p.m., via teleconference, using Zoom.

**1. Minutes approval.** Gail Blasius made a motion to approve the minutes of the meeting on June 17, 2020, as submitted. Arabella Holzapfel seconded. Al Chamberlain and Bessie Sessions abstained. All others voted in favor. **Motion approved.**

**2. Continuation of Application # 20-023** for site plan review of privacy fence; 308 Summer Point Lane; applicant Peter Davis; Shoreland District (SD-2); tax map id no. 19/20/65; recessed from June 17, 2020 meeting. Alan Calfee, authorized to represent Peter Davis, was present to speak for the application. Discussion began with clarifying the timeline. The fence was constructed in October 2019; a permit was not obtained because the property owner did not think a permit was necessary for a fence. Bonnie Barnes explained that after hearing from neighbors, she informed Mr. Davis that a permit was required in December 2019. Mr. Calfee, on Mr. Davis's behalf, filed an application for an after-the-fact permit in January 2020.

Further discussion focused on current zoning by-laws, which specify that opaque fences higher than 4 feet require a permit anywhere in Ferrisburgh; fences and other structures in the Shoreland district require site plan review.

At approximately 7:30 pm, Mike Quinn made a motion to close the public hearing. Walter Reed seconded the motion. Bessie Sessions and Al Chamberlain abstained; the remaining members voted in favor. **Motion approved.** Bob Beach explained that the Planning Commission has 45 days to decide on the application.

**3. Application # 20-081 for review of two-lot subdivision;** east side of Route 7 between # 3512 and #3428; applicant Brian and Kathleen Van De Weert; Rural Residential (RR-2) and Rural Agricultural (RA-5) Districts; tax map id no. 10/01/17.1. John Evarts and Mike Magoon

were present to speak for the application on behalf of the applicants. Mr. Evarts explained that when the Vermont Land Trust (VLT) created the conservation easement for the Van De Weert farm, it neglected to exclude a 4.1-acre parcel from some of the documentation. He explained that the VLT brought the discrepancy to the attention of the applicants. The applicants wish to subdivide a 10.1-acre parcel that includes the 4.1-acre parcel in question, so the 4.1-acre parcel can then be correctly excluded from the conservation easement by the VLT. Mr. Evarts explained that the 4.1-acre parcel has never been in the Current Use program.

At about 7:50, Kristin DeBellis made a motion to close the public hearing. Gail Blasius seconded. All voted in favor. Motion approved.

After some discussion, Anne Cohn mad a motion to approve the subdivision to create the 4.1-acre parcel, contingent on the approval of the Vermont Land Trust, stating the parcel is free and clear of any conservation easement. Gail Blasius seconded. All voted in favor. **Motion approved.**

#### **4. Other business: continued review of draft land use regulations**

Members discussed the importance of being able to get good public input during public hearings on the revision of the zoning and subdivision regulations and wondered if that would be possible when Covid-19 concerns placed so many restrictions on public events. The point was made that the upper level of the town hall has a capacity of 150; with current Covid restrictions of 50% for indoor gatherings, that still allowed for 75 people which would be a very good turnout. Moreover, multiple opportunities for public input will be offered in addition to the two public hearings that are required by Vermont statute.

Bonnie Barnes explained that the editing subcommittee of the Land Use Regulation Update Committee is still working on the draft, getting feedback from the Planning Commission, and taking other measures, so as not to “start the clock” on the timeline for required warnings, hearings, and public vote that are required to achieve approved land use regulations.

Bob Beach asked if application requirements are more stringent in the revised regulations. Bonnie Barnes explained that the revised regulations states the criteria for applications that are already requested by the PC and ZBA for applications. Some of the revisions throughout the draft are being made to put in the regulations what is currently already happening in practice.

Bob Beach asked if there was a possibility to get feedback from Brandy Saxton on the revision. Bonnie explained that there are funds allocated that could be used to hire Brandy to give feedback on the revision. It was also decided to ask Brandy if she has information on how best to conduct public outreach while adhering to Covid-19 restrictions.

By the end of the discussion, it was decided that the Planning Commission’s review of the revised land use regulations will continue at the August meeting. Also, that Bonnie Barnes will contact Brandy Saxton and ask her to review a draft of the revised regulations and also if she is aware of successful approaches to public outreach during Covid-19. Bonnie will also contact the Vermont League of Cities and Towns for advice on public outreach. Then, a week to 10 days

ahead of the August Planning Commission meeting, LURUC will send to the Planning Commission the current revision of the land use regulations, as well as a proposal for rolling out the revised regulations for public feedback.

**Application # 20-023** After further discussion, Walter Reed made a motion to specify that 20 feet of the fence closest to the lake (two 8-foot wide panels, plus the 4-foot wide gate) be reduced from a height of 8 feet to a height of 4 feet. Kristin DeBellis seconded. All voted in favor. **Motion approved.**

At approximately 8:45, Arabella Holzapfel made a motion to adjourn. Kristin DeBellis seconded. All voted in favor. **Meeting adjourned.**

Respectfully submitted,  
Arabella Holzapfel