

**Minutes**

Approved on: 12/15/21

**Planning Commission**  
*Town of Ferrisburgh, VT*

DRAFT - Minutes for meeting of November 17, 2021

**Note: This meeting was conducted both in-person and remotely. Some participants joined the meeting through a Zoom online meeting, while others were in-person.**

**Members present:** Bob Beach, Jr. (Chair), Gail Blasius, Anne Cohn, Walter Reed II, Bessie Sessions, Michael Quinn, Arabella Holzapfel **Members absent:** Al Chamberlain, Kristin DeBellis

**Town official present:** Bonnie Barnes, Zoning Administrator, Robyn King, Minute Taker

**Participants present:** Jean Richardson

**Review of Land Use Regulations Errata**

Bob Beach opened the meeting at 7:00 pm and introduced that the Planning Commission would be reviewing the Land Use Regulations. Jean Richardson explained that while the land use regulations went through multiple rounds of review, there were a few errors noticed. Jean Richardson noted that this included the Mixed Use District regulations on page 20 where the minimum acreage for dwelling units or primary use should not be two acres, but one acre. Jean Richardson pointed out that this was due to the land use regulations amalgamating three commercial districts and that this was an error and should not have been produced this way. Jean Richardson noted that this also applied to the lot coverage maximum which was finalized at 25% when it should have been 40%, and this was simply an oversight.

Jean Richardson continued to point out that on page 22 of the zoning regulations, with the North Ferrisburgh Village District that had been created, that the minimal acreage for dwelling units or primary use should be one acre instead of two acres in the dimensional standards. Jean Richardson explained that if left as-is, it would create non-conforming lots. Jean Richardson noted that this also applied to the Ferrisburgh Town Center District on page 23, where the dimensional standards should have one acre for the minimum acreage, not two acres and explained that this was omitted in the final draft.

Bob Beach asked for a clarification, which Jean Richardson reviewed and it was agreed that the 1 acre correction should be made. Gail Blasius asked about properties within the village, behind the mobile station, where the property may include two zoning districts. Jean Richardson noted that there were some properties where it was reduced to being in one district through the zoning update, but that some folks who had bigger lots may still be in multiple districts.

Jean Richardson continued to point out that on page 52, in section 12.9, there was a proposed addition given the careful consideration of the last planned unit development that went through

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Planning Commission review. Jean Richardson noted that it would make sense to include warranty deed as one of the choices for demonstrating permanent land conservation

Jean Richardson noted that on page 54, there was mention of the location of buildings, and given that building envelopes have always been required and as they are part of the application form, it would make sense to have this be more clear in the language. Jean Richardson noted that this also applied to final plat language on page 56.

Gail Blasius pointed out that in Section 13.10, there was no mention of vegetation in the plan and asked if it made sense to require this in addition to building envelopes. Jean Richardson made mention of the next errata on page 58 that was outdated and had proposed language that would make it more broad. Gail Blasius asked if landscaping should be required as part of the final plot plan. Bonnie Barnes noted that in elaborate subdivisions, there is normally a landscaping plan and if the landscaping plan was combined with the other plans, it may make them crowded and challenging to interpret. Walter Reed II noted that this change made sense to him, and noted that it's challenging to follow-up on enforcement of landscaping plans and pointed to a few past projects.

The Planning Commission discussed the process, which would be that if the Planning Commission was comfortable with the proposed changes, that it would go to the Selectboard for a review and would take effect immediately if voted on affirmatively. Michael Quinn asked if the changes would affect the Goulette property, and it was noted that the proposed changes were in relation to density and that the Goulette property still did not have adequate frontage which was not changed in the proposed corrections.

There being no further questions, ***Gail Blasius made a motion to accept the proposed land use regulations outlined in Exhibit A and expressed gratitude of the Commission to Jean, Bonnie, Kurt, and others who had worked on this effort. Walter Reed II seconded the motion and the motion was passed unanimously.***

Bonnie Barnes noted there were other errors observed including typos, spacing problems, and formatting errors but this was not material. Jean Richardson noted that it would be helpful if the Commission members could note what was working well and what wasn't working well so if any other changes need to be made they could be considered all at once. Bob Beach asked if Jean thought that the first planned unit development proposal went through as the regulations had intended it to, and Jean Richardson noted that she thought it was the best that could be done with that parcel, given the limitations of the soils and the wetlands and while the septic system may not be ideal, it did pass state review.

### **Meeting Minutes approval from October 20**

There being no questions, Gail Blasius made a motion to accept the minutes from the October 20 meeting, which was seconded by Anne Cohn and the motion passed unanimously with Arabella Holzapfel abstaining.

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**Deliberative Session and Adjournment**

The Planning Commission entered into Deliberative Session at 7:20 pm upon a motion from Gail Blasius with Bob Beach seconding and unanimous approval. The Planning Commission came out of Deliberative Session at 8:05 pm.

*Walter Reed II made a motion to accept Application #21-152 for a 3-lot Planned Unit Development at 440 Old Hollow Road as presented with conditions as discussed with a written decision to follow, which was seconded by Bessie Sessions. The motion passed unanimously.*

*The meeting was adjourned by consensus at 8:30 pm.*