

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

DRAFT – Minutes for meeting of November 28, 2018

**Members present:** Bob Beach (chair), Anne Cohn, Arabella Holzapfel, Walter Reed, Bessie Sessions, Keith Wagner.

**Town official present:** Bonnie Barnes, zoning administrator.

**Visitors present:** Jason Barnard, P. Gregory O'Brien, Nancy Larrow, Sean Dye

Bob Beach, chair, opened the meeting at 7:02 p.m.

**Approval of minutes from October 17, 2018.** Arabella Holzapfel moved to approve the minutes of the October 17 meeting as submitted. Walter Reed seconded. Bob Beach, Anne Cohn, Arabella Holzapfel, Walter Reed, Bessie Sessions and Keith Wagner voted in favor. **Motion approved.**

**Application No. 18-105 by Joseph Chase on behalf of the estate of Jean Soule Chase for final plat approval of a three-lot subdivision at 1808 Button Bay Road. The 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 12/01/35.**

Bob Beach opened the hearing at 7:05 p.m., the second of two hearings required for final plat approval, per a vote of the Planning Commission in September. Jason Barnard, of Barnard & Gervais, was present to speak for the application. Barnard said the applicant has made one further site plan change since the last hearing. The applicant has eliminated the storm water retention pond that was the subject of concern from some neighbors at the previous hearing. Instead the curtain drain will be extended so that any and all drainage from the lots will flow toward the north. The design will include rooftop disconnects that will direct rooftop runoff into a swale, and any surface water will be slowed by check dams. The goal is to stop any sheet flow.

Barnard also spoke to a concern raised that lot 3 did not have the required lot depth. He stated that as a corner lot, lot 3 would be considered to have only front yards and side yards, is not considered to have a rear lot line, and therefore the lot did not have to meet a depth requirement. He stated that lot 3 meets the width and road frontage requirements.

Barnard stated that the copies of deeds submitted by neighbors as evidence that the Chase parcel did not include the land underlying the town right of way were not deeds involving the Chase parcel.

Barnard stated that the Jacobs easement for septic replacement will not be affected by the plans for the proposed subdivision.

In response to a question about using the Vergennes-Panton water supply via a hookup to one of the private water systems in the area, Barnard said that although that might be a possibility for landowners in the future, the plan was that the lots would have wells.

There was a discussion of issues and alternatives concerning the pre-existing small lot 12, in the shoreland district. These matters are currently before the Zoning Board of Adjustment.

At 7:25 p.m. Bessie Sessions moved to close the hearing. Keith Wagner seconded. All voted in favor. **Motion approved.** Bessie Sessions moved to approve the application as presented. Anne Cohn seconded. In the discussion that followed, it was noted that the application as currently presented has addressed the three concerns that have arisen in hearings on this proposed subdivision. One, the applicant has extended a curtain drain to a natural swale and included check dams to alleviate any run-off problems. Two, the applicant has satisfied the zoning by-laws with respect to lot 3. Three, the applicant has researched the issue of the ownership of the land beneath the town right of way through reviewing deeds back to the 1700's, and has concluded that the land in question was retained by the landowners. The applicant's surveyor's findings that the parcel contains 15.64 acres, plus or minus, are accepted, in the absence of persuasive evidence to the contrary. On the motion, Bob Beach, Anne Cohn, Arabella Holzapfel, Bessie Sessions and Keith Wagner voted in favor. Walter Reed abstained. **Motion approved.**

### **Other Business**

Arabella Holzapfel reported from the Addison County Regional Planning Commission that six towns (not including Ferrisburgh) had applied for a total of \$91,000 in municipal planning grants. Ferrisburgh applied for \$21,000. Addison County's portion of grant funds is \$37,000. As part of Monkton's application it proposed that the region's towns convene a summit conference on Planned Unit Developments.

### **Adjournment**

Keith Wagner moved to adjourn the meeting at 7:50 p.m. Arabella Holzapfel seconded. All voted in favor. **Motion approved.**

Respectfully submitted,  
Bonnie Barnes