

**TOWN OF FERRISBURGH
PLANNING COMMISSION
December 17, 2014**

Present: Bob Beach . Chair, Bessie Sessions, Arabella Holzapfel, Anne Cohn, Keith Wagner and Gail Blasius.

Visitors: Carl Cole, Hugh & Chris McBride, Stuart MacCrellish, Nate Howell, Karina Dailey, Craig Heindel and Ken Wheeling Zoning Administrator.

The planning meeting is opened at 7 pm.

14-127 Wisteria LLC Hawkins Bay

The hearing for a minor subdivision is opened at 7pm; Carl Cole speaks for the permit. There was a site visit on December 6th. They would like to create two new lots from Lot 1; it would be new Lot 1 and Lot 1A. They have State waste water permits for both lots. The overshadowing of the septic systems is discussed and should not be a problem. Craig Heindel, Conservation Commission Chairman, describes what he saw at the site visit. The land slopes away from the Lake and there are no Conservation Commission issues with the waste water or storm water runoff into the Lake.

Carl Cole shows the current site plan. Hugh McBride, a neighbor, has a question about the septic on existing Lot 1. Carl answers that there has been no change to the existing approved plan; new test pits were done for the new second system.

Ken submits a letter form John Evans, a neighbor, regarding septic overshadowing.

Hugh McBride states the original Lot 1 was for 10 acres and he feels that to create two lots would be too much density in the historic small camp area that is Hawkins Bay.

Carl replies that this is permitted in current zoning and that the Zoning Board has site plan review along with the State.

Arabella Holzapfel moves to close the hearing at 7:22 pm; second by Anne Cohn. So voted.

Gail Blasius moves to approve the minutes of November 19 as written; second by Bessie Sessions. So voted.

Arabella Holzapfel moves to enter deliberative session; second by Anne Cohn. So voted.

Bessie Sessions moves to come out of deliberative session at 8:15pm; second by Gail Blasius. So voted.

Gail Blasius moves to continue deliberations at the January meeting; second by Keith Wagner. So voted.

The next meeting will be Wednesday, January 21st.

Meeting adjourned at 8:20 pm

Respectfully submitted

Chet Hawkins, Minute Taker