

DRAFT MINUTES

APPROVED ON : Feb. 21, 2024

**TOWN OF FERRISBURGH
PLANNING COMMISSION**

MINUTES

Wednesday, January 17, 2024

At Town Offices and on Zoom

Members present: Bob Beach, Bessie Sessions, Walter Reed, Gail Blasius, Bonnie Barnes, Jean Richardson, Mike Quinn, Anne Cohn, Arabella Holzapfel

Members Absent: None

Minute taker: Jean Richardson

Town staff present: Steven True

Applicants present: Guy Miller, Brett Danyow, Jeff Blasius, Doug Goulette for David Shlansky, Donna Humiston, Fred Humiston.

Members of the Public present: Carl Cole, Clark Hinsdale, David Austin, Peter Stevens, Reice Branon, Kayla Charron, Howard Humiston, Nick Humiston, Andrea Morgante.

Meeting was called to order at 7:00 pm by Bob, and quorum determined.

1. Minutes of November 15, 2023, were approved, as amended, on MOTION of Anne seconded by Walter. Motion carried. Bob, Mike and Gail abstained as not present at the last meeting.
2. Presentation by Peter Stevens of Big Barn Home Center, and David Austin, Lead Developer.

David and Peter provided an informational overview of a possible large-scale development to be built on 5.3 acres of land, zoned as commercial, in the City of Vergennes at 16, New Haven Road, and extending to Green Street. Conceptual drawings of build out photos were shown, indicating 6 story high apartment blocks, with commercial and retail on the ground floors.

Discussion: PC members asked that attention be paid to any constraints imposed by the Scenic Byway designation off Route 7. Discussion of sewer and water infrastructure improvements that will be required. Concern about the potential critical lack of adequate Emergency Services. General agreement that a growth node in Vergennes is a good idea.

PUBLIC COMMENT:

Clark Hinsdale concurred with critical concerns for emergency services and expressed a desire that some of the housing should be in the Town of Ferrisburgh in order to ensure that the Ferrisburgh Central School continues to flourish.

No action was taken

3. **Application 22-045:** Request to correct an Error on Final Plat 156 D, (recorded November 16, 2023) in connection with Subdivision Amendment, Application 22-045, approved May 17, 2023. Jeff Blasius, ADNIK properties. Parcel ID: 15/01/64

Jeff provided a corrected Mylar for recording, and described the error.

PUBLIC COMMENT: none

Motion to approve request as presented made by Jean, seconded by Anne. Motion passed.

- 4. Application 023-085** Request to Amend a Boundary Adjustment between Guy Miller and Brett Danyow, which was approved August 16, 2023. Parcel ID #'s 09/31/35 and 09/01/34

Brett and Guy provided a parcel map and described the slight change to the original proposal, in order to keep good soils in agricultural use.

PUBLIC COMMENT: None

Motion to approve request as presented, made by Bessie, seconded by Gail. Motion passed

- 5. Application 24-125:** Sketch Plan Review for a 2 Lot Subdivision; 228 Cross Road; Applicants Fred and Donna Humiston; Rural Agricultural (RA5) District. Parcel ID# 14/01/06

Applicants, through Howard and Nick Humiston, provided a parcel map indicating proposed 2 lot subdivision. There will be one access on Sand Road, and one on Cross Road. Wetlands approval e-mail from Zapata provided. Access Permits in hand. Survey and septic are almost completed. They plan to have all ready for February Hearing.

PC discussed access. No issues of concern.

PUBLIC COMMENT: None

Motion to classify as a Minor Subdivision requiring one Hearing, made by Bonnie, seconded by Arabella. Motion passed

- 6. Application 24-003** Sketch Plan Review for a 20 unit PUD; Pidgeon's Roost Road, off Stage Road. Ferrisburgh Realty Investors LLC. (David Shlansky); Rural Agricultural (RA5); Rural Residential RR2, and Conservation (CON-25) Districts. Parcel ID# 05/01/44.123

Doug Goulette, Consulting Engineer, Trudell Engineers, with written approval of David Shlansky, presented the proposal. This is a parcel of land of 111.5 acres which had been previously approved by the PC and Act 250 in 2006 for a 21-unit PRD. The Land Use Regulations and Zoning Districts have changed since that date. The new proposal is a tightly clustered 20-unit residential PUD of single-family homes, utilizing only 11 acres developed, and all the remaining 100 acres fully conserved. Doug provide 3 large scale plans labeled SP1 dated 2005, and SK-01 and SK-02 the present proposal, January 2024..

Discussion: PC requested that the road access and interior roads meet the standards required by the Fire Chief for emergency services. PC expressed concern that the Conservation Commission had not been informed of this proposal.

PUBLIC COMMENT:

Clark Hinsdale gave the PC a one-page written statement, dated January 17, 2024. He indicates that he is working with Irene Pierce adjacent landowner, and Dave Shlansky dba Ferrisburgh Realty Investors, with the goal of conserving as many acres as possible in a large conservation easement. Clark is an Interested Party.

Carl, who is working with Irene Pierce clarified the conservation discussions taking place.

Andrea Morgante of Lewis Creek Association requested copies of the Plans and project description.

Motion to classify the application as a Major Subdivision requiring two hearings, made by Gail, seconded by Anne. Bonnie voted No on lack of notice to the Conservation Commission of Sketch Plan Hearing. Motion passed.

7. Other Business:

Steven reported that the Proposed Spillane development in North Ferrisburgh is on hold, and may be only a simple subdivision.

8. Meeting adjourned at 8:30 pm on motion of Arabella, seconded by Gail. Motion carried.

7. Next meeting: February 21, 2024

Respectfully Submitted,

Jean Richardson