

MINUTES

APPROVED ON: April 17, 2024

**TOWN OF FERRISBURGH
PLANNING COMMISSION**

MINUTES

Wednesday, March 20, 2024

At Town Offices and on Zoom

Members present: Bessie Sessions, Bonnie Barnes, Jean Richardson, Arabella Holzapfel, Gail Blasius, Anne Cohn

Members Absent: Bob Beach, Walter Reed, Mike Quinn

Minute taker: Bonnie Barnes

Town staff present: Steven True

Applicants present: Donna and Fred Humiston

Members of the Public present: Fred Humiston, Donna Humiston, Howard Humiston, Reice Brandon, Kayla Charron, Evie Campbell, Nick Humiston

Members of the Conservation Commission present: Don Dewees, Craig Heindel

Meeting was called to order at 6:54 pm by Jean, and quorum determined.

- 1. Minutes of February 21, 2024 were approved on MOTION of Bessie, seconded by Arabella. Motion carried.
- 2. Application 24-021: Final Plat Review for a Two (2) Lot Subdivision; Applicant(s): Donna & Fred Humiston; 228 Cross Road; Rural Agricultural (RA-5) district; tax id no. 14/01/16

STAFF REPORT : Steve provided a copy of the deed, Book 76, page 50 from 1992 which references the easement on the property.

Applicant provided the following documents: Final Plat Application; Access Permit ; Fire Chief Approval letter; Application for a wastewater permit; Letter from Vergennes Panton Water District; Letter from Sand Road Water Line Association; Letter from Zapata Courage, District Wetland Ecologist ; C1: Overall Site Plan; C2: Partial Site Plan; C3 Details of Site Plan (Septic Design)

Planning Commission members asked for clarification on location of the house site and building envelope. The proposed house building site is shown on the site plan, but only a large building envelope, essentially coextensive with the lot minus required setbacks, is drawn on the Final Plat. PC asks for more specificity of building envelope on final Mylar.

PUBLIC COMMENT. None

MOTION to Close Public Hearing: made by Gail, seconded by Bessie. Motion carried.

MOTION to Approve Application as presented on condition that the building envelope be more clearly delineated on the Final Mylar, made by Bonnie, seconded by Gail. Motion carried.

- 3. Town Plan Revisions: The PC was joined by Craig Heindel and Don Dewees of the Conservation Commission, who presented suggestions from the Conservation Commission for reorganization of the current section 3.1, Natural Resources, of the Town Plan.

Suggestions included changing the order of the topics presented in the section, and incorporating the natural resources policies and recommendations sections, currently in section 4.1. Craig and Don also urged the inclusion of additional subsections, such as climate change, and commented on the need for more and better maps to accompany this section. Commission and Committee members agreed on the need for a thorough review of the maps, which will likely result in the elimination of some, the addition of others, and improved data on still others. The Conservation Commission will continue to work on the Natural Resources sections of the Town Plan.

Jean distributed a simple windshield survey Thinking About the Town, for the PC to test over the next month to evaluate its suitability for town residents to use to offer their observations about places they love, places of concern, places or views that should be protected, other resources that should be protected or better used. After the PC test run, if approved, the survey will be available at the town offices for any town resident who wishes to participate. The results of the windshield survey will be presented at a future public meeting on the Town Plan revision.

8. Meeting adjourned at 8:25 pm on motion of Arabella, seconded by Bessie. Motion carried.

7. Next meeting: April 17, 2024

Respectfully submitted,

Bonnie Barnes