

APPROVED ON: May 17, 2023

**TOWN OF FERRISBURGH
PLANNING COMMISSION
MINUTES
WEDNESDAY April 19, 2023
At Town Offices and on Zoom**

Members Present: Bob Beach; Walter Reed; Gail Blasius; Anne Cohn; Bessie Sessions; Jean Richardson; Bonnie Barnes; Mike Quinn.

Members Absent: Arabella Holzapfel

Minute Taker: Jean Richardson

Town staff present:

Applicants present: Peter and Liz Markowski; Brenna Mead and Sarah Richardson; Bradley Jerger, Sarah Jerger; Roy and Cheryl Shea; Jeff Blasius; Amine Zaghdoud.

Others present: Craig Heindel, Conservation Commission; Jeffrey Jerger, Maryanne Michaels and Gerry Racette; Jeanne Kelly; John Eisenhart; Alison Harris; Debra Stenner.

1. Meeting was called to order at 7:00 pm by Bob, and Quorum determined.
2. Minutes of February 15 were approved on **MOTION** of Anne, seconded by Gail.
VOTE: 7 in Favor. Bob abstained as not present at last meeting.
3. **Application 23-006: Preliminary Plat Application for a two (2) lot Planned Unit Development (PUD); 189 Four Winds Road; applicant(s): Brenna Mead & Sarah Richardson; Rural Agricultural (RA-5) district; Parcel ID 05/02/11.3**

Applicants provide the all documents as required. The Applicants state that they will submit the Open Space/Conservation Easement Agreement as soon as it is completed, and that the Wastewater and water permits will be provided when completed by the engineer.

PUBLIC COMMENT Alison Harris requests that the building envelope on the second lot be placed closer to the road than the pond. Craig Heindel expressed support of the Conservation Commission for the proposed Open Space Agreement which will conserve the natural habitat. Debra Stenner asked for clarification of a PUD and the conserved parcel. Debra asked if there would be public access. Applicants stated no, only landowners. Craig Heindel described how such easements/open space agreements work.

MOTION: To approve the Preliminary Plat PUD Application, made by Gail, seconded by Anne.
VOTE: All in Favor.

4. **Application 23-015: Boundary Adjustment; 462 Monkton Road; Applicants Peter and Liz Markowski; Rural Agricultural (RA5) District; Parcel ID 15/02/37.3**

Applicants explain that this 0.4 acre adjustment is needed to comply with the storm water permit. Bonnie and Jean clarify that this Application must be treated as an amendment to the Subdivision (per Land Use Reg. 13.8) This is permit #22-049. PC reviewed Slide 152 F, the original

Subdivision, and compared it with the Boundary Adjustment plat submitted. Bonnie states that the PC can add this reference to the Mylar. No objections were raised.

PUBLIC COMMENT: None.

MOTION: To approve the Boundary Adjustment as an amendment to Subdivision Permit # 22-049 made by Jean seconded by Gail. **VOTE:** All in favor.

The PC will annotate the Mylar to reference the original Subdivision and the original Mylar will have an added reference to the new Mylar.

5. Application 23-016: Sketch Plan Review for a two (2) lot Subdivision; Applicants Bradley Jerger and Marjorie Jerger; 731 Shellhouse Mountain Road; Rural Residential (RR2) District; Parcel ID 10/01/34

Applicants state that the total acreage owned by Marjorie Jerger is 33 acres, and the new, second lot, to be created is 3.5 acres.

PC noted that there is no road frontage on the Sketch plan. This is 2 acre zone. 200 feet required. Bradley will add this to Final surveyed plat. Bradley already has the Checklist for all documents required for the Final Plat application.

PUBLIC COMMENT: Jeffrey Jerger asked for clarification of the subdivision proposed. No objections raised.

MOTION to approve the Sketch Plan as presented made by Jean, seconded by Mike.
VOTE: All in Favor.

6. Application 23-020: Sketch Plan Review for a two (2) Lot Subdivision; Applicant: Roy and Cheryl Shea; 21 Button Bay Road; Rural Residential (RA5) District; Parcel ID 13/01/51.2

Applicants own Lot 7 of the Spencer Subdivision dated 1/3 2003. They request creating a 2.1 acre lot on the east of their parcel. This will require a new access off Button Bay Road. They have contacted John Bull and submitted an Access Permit.

PC asks for clarification of proposed Wastewater and Water. Applicants hope to tie in to the 4 inch line alongside the Lot.

PUBLIC COMMENT: Craig Heindel, Conservation Commission requests a 25 foot conservation buffer on the northern boundary. Applicant willing to think about a hedge. It is presently a maintained hedgerow.

Applicant will prepare the Survey for the Final Plat, and an approved Access Permit; Wastewater Permit or a detailed letter from a licensed Engineer as to septic capacity and location; Building envelope; Water Agreement.

MOTION: To approve the Sketch Plan as presented made by Gail, seconded by Anne.
VOTE: All in Favor.

7. Application 23-021: Boundary Adjustment, Tupper Crossing; Applicants Jeff Blasius, dba Adnik Properties; Industrial District (IND2); Parcel ID 15/01/64

Gail Blasius Recuses herself from any discussion or vote.

Applicant states that this application is to adjust boundaries on Lots 2 and 4. Lot 2 will be reduced from 7.8 acres to 4.0 acres, and Lot 4 will be increased from 5.8 acres to 9.6 acres. These Lots are part of the 29.3 acre Parker 4 lot Subdivision approved by the Planning Commission on December 21, 2022 (See Slide 153-D), (permit # 22- 043). These proposed boundary line adjustments constitute an Amendment to the Parker Subdivision. PC reviewed Slide 153 D and proposed application. Application is in name of Blasius, but land is still owned by Roger Parker and there is no signed approval for this amendment in the file. Applicant will immediately get signature of present owner, Roger Parker and attach to Permit.

Discussion of whether or not Act 250 applies. Applicant presented e-mails from the District Coordinator. Not clear. Applicant will clarify and may propose a further amendment to the Subdivision.

PUBLIC COMMENT: None

MOTION: To approve this Application as an Amendment to the Parker Subdivision previously approved on December 21, 2022, **on Condition that Roger Parker, landowner, provides a written, signed letter of support, made by Bonnie seconded by Wally.**

VOTE: 7 in Favor, Gail Abstains.

8. Application 23-025: Sketch Plan Review for a three (3) Lot Subdivision, US Route 7 and Greenbush Road; Rural Residential (RA5) District; Applicant Amine Zaghdoud; Parcel ID 05/01/89.1

Applicant owns 45 acres. He seeks to create two lots in the NE corner of the property. Lot 1- 5 acres; Lot 2 - 5 acres and remaining Lot 3 of 35 acres. He has a rough sketch of parcel layout including location of Wetland and buffer. Wetland report of Zapata Courage included with Application. Vtrans approval for Route 7 Access, but lack of clarity as to exact location of access. Applicant wants only 1 access with driveway to each parcel from the access. Applicant will clarify with VTrans.

PUBLIC COMMENT: Jeanne Kelly requests a survey and that the northern boundary hedge be protected with a 25 foot buffer. Craig Heindel, Conservation Commission concurs.

MOTION: To approve the Sketch Plan as presented, made by Bonnie, seconded by Gail.

VOTE: All in Favor

9. Other Business: Discussion of the Open Space Agreement Report prepared by Jean and Bonnie following discussion with Town Attorney.

PC discussed the written report, previously circulated, and edited it.

MOTION: To approve the edited OSA policies and procedures, made by Gail, seconded by Anne.
VOTE: All in Favor.

PC requested Jean to send this to the Selectboard and seek their approval.

10. **Meeting Adjourned at 9:10 pm:** on **MOTION** of Gail, seconded by Anne.
VOTE: All in Favor.
11. **Next Meeting:** May 17, 2023, at 7:00pm.