

MINUTES

APPROVED ON: May 15, 2024

**TOWN OF FERRISBURGH
PLANNING COMMISSION
MINUTES
WEDNESDAY April 17, 2024
At Town Offices and on Zoom**

Members Present: Bob Beach (Chair); Walter Reed (Vice Chair); Gail Blasius; Anne Cohn; Mike Quinn; Bessie Sessions; Arabella Holzapfel; Jean Richardson; Bonnie Barnes.

Members Absent: None

Minute Taker: Jean Richardson

Town staff present: Steven True, ZA.

Applicants present:. Justin Holmes

Others present: Dan Mallach, Annie Agan, Craig Heindel, Jim Gish, Faith Dall

1. Meeting was called to order at 7:00 pm by Bob, and Quorum determined.
2. Presentation by Dan Mallach of Dubois and King on the Vergennes bypass alternatives. Dan gave a power point presentation on "Land Use Visioning" and provided a detailed handout. They have received excellent public input about the various proposed routes. The study will be completed in early 2025. The estimate for construction start date is about ten years from now, about 2034.
Discussion: There are several committees involved, including a Policy Committee with representatives from all the Towns involved. The Policy Committee will vote on which alternative is used. There is also a bridge scoping study taking place, although the Vergennes 22A bridge will need repairs before any decision is made about a new bridge.
3. **7:32 pm. PUBLIC HEARING: Application 24-027:** Final Plat Review for a Two (2) – Lot Subdivision; Applicant(s): Spillane & Curley, LLC; 7175 US-7; Highway Mixed Use (HMU-2) district; tax parcel ID 05/01/9.2

STAFF REPORT: Steve stated that today he had received an updated Project Narrative, dated 4/17/24, with Engineer report on Wastewater and potable water. This updates Exhibit 1.

APPLICANT provided the following documents: *Exhibit 1*- Application, narrative and attachments, as revised 4/17/24 with Wastewater and Water Supply Statement; *EX 2* - Wastewater Deferral Permit DE-9-1302, Aug 14, 1998; *EX 3*- AOT Access, Letter dated August 4, 1997; *EX 4* Act 250 Permit # 9A0234, advice from District Coordinator March 15, 2024 re Administrative Amendment requirement; *EX 5* – WD Yandow to Spillane dated Jan 30, 2020; *EX 6*-Notice of Hearing; *EX 7* – Preliminary Plat dated April 2024.

Applicant verified that there is no specific proposed use for the new lot to be created. PC discussed road access off Route 7. Applicant states that he will require an updated state permit as the R.O.W. as measured today is not quite wide enough. Applicant is working on that.

PUBLIC COMMENT: None

MOTION to Close Public Comment made by Gail, seconded by Anne. Motion passed.

DISCUSSION: Since there is no specific use proposed, it is hard to say if a Fire Chief letter of approval is relevant, but Applicant will ask Bill Wager for his opinion. Landscaping will need to be considered at time of application for Conditional Use Permit when a change of use and building permit is requested. PC reviewed the Checklist of required documents and discussed Conditions.

MOTION was made by Gail, seconded by Arabella, to approve the Application with the following Conditions:

- 1). That an amended VTrans permit is submitted;
- 2). That a letter of approval from the Fire Chief is submitted;
- 3). That landscaping should be considered at the time of the application for the Conditional Use Permit.

Motion passed

4. **Minutes of March 20, 2024:** **MOTION** of Arabella seconded by Bessie to approve Minutes as written.

Bob, Walter and Mike abstained as they were not present in March.

Motion passed

5. **Election of PC Officers:**

MOTION made by Gail, seconded by Anne to elect Bob as Chair, Walter as Vice Chair and Jean as Clerk. Motion passed.

6. **Other Business:**

TOD Project: Bonnie provided a brief update on the Transit Oriented Development Grant (TOD). This project is run through the Chittenden County Regional Planning Commission. There are 10 locations being studied, from St Albans to Rutland. Only Ferrisburgh has two TOD areas, with 2 separate Consultants: the Town Center area, and the South Ferrisburgh/Vergennes area. The project has just started. Bonnie and Jean will be attending all the meetings. Clark is also being kept in the loop especially because the South Ferrisburgh TOD area is a joint project with Vergennes. This is a 3 year project which should provide proposed updates to the Town Plan and Land Use Regulations.

Pedestrian Safety Project: Bonnie provided an update on the Transport Alternatives Program (TAP) Project which is the Ferrisburgh Center Pedestrian Safety grant to build a Route 7 crosswalk and sidewalks linking the School, UMH and Town Offices. The full amount of the grant has just been awarded to the Town for \$500,000, plus a \$125,000 Town match. These are federal funds. PC discussed concern that the cost is very high for such a relatively simple project. Craig Heindel recalls that the North Ferrisburgh crosswalk project was all federal funds with no Town match required. Discussed scaling back the project. Is there any flexibility? Bonnie will follow up with VTrans, and discuss the project with John Bull before meeting with the Selectboard on May 7.

Town Plan Updates: Jean stated that they are continuing to gather useful information, including working with the Conservation Commission on a number of new maps. They have asked Craig Heindel to gather detailed information on the Vergennes Panton Water District. Walter stated

that he has a detailed map differentiating between all the private and public lines. He will send it to us.

Windshield Survey: PC provided Jean with copies of the Windshield Survey that they had piloted this month. The Survey included some town maps, and 10 questions, and requests that they drive all over town and report what they like and don't like about the Town. PC feedback: They liked doing the Survey; it was fun; they like Ferrisburgh!; the Survey needs to be shorter; Maps were not easy to read; One map with road names would be better . There was an energetic discussion of what the PC members like and don't like about the landscapes of Ferrisburgh. Jean and Bonnie will collate the findings. Jean will revise the survey and distribute it as broadly as possible throughout Town to get feedback, to encourage residents to think about the town and have fun!.

7. **Meeting Adjourned at 9:15pm:** on MOTION of Gail, seconded by Arabella Motion passed.
8. **Next Meeting:** May 15, 2024, at 7:00pm.