

Minutes Approved  
01/15/25  
Minutes Corrected  
02/19/25

**TOWN OF FERRISBURGH  
PLANNING COMMISSION  
MINUTES  
WEDNESDAY December 18, 2024  
At Town Offices and on Zoom**

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

**Members Absent:**

**Minute Taker:** Jean Richardson

**Town staff present:** Karen Peterson

**Applicants present:** Mark Franceschetti

**Others present:** Keith Carnevale; Jennifer Hatch

1. Meeting was called to order at 7:02 pm by Bob, and Quorum determined.
2. **Minutes of November 20, 2024: MOTION** made by Anne, seconded by Gail to approve the Minutes as written and previously distributed. Motion passed.
3. Keith Carnevale and Jennifer Hatch of RMP Real Estate Holdings attended the meeting to request that the 10 acre property that they recently purchased on Monkton Road be changed from RA-5 to "Highway Commercial". PC described the process in VSA Title 24 if they wish to pursue this.
4. **Application 24-105. 2 lot Subdivision;** Applicant: Michele Racine, 399 Quaker Street; Rural Residential District (RR-2); Tax parcel ID # 05/01/48 – Continued from November.

Applicant was unable to attend. Karen reported that they contacted her and stated that they may consider applying for a PUD instead of a 2 lot subdivision but would not expect to be ready to meet with the PC until February.

The PC discussed the Town Attorney's analysis of the proposed application, including history of land use on the 3 acre parcel. Records indicate that in 1962 there was one house; in 1967 a mobile home was added to the 3 acre parcel. This pre-dates town Subdivison. In 1998 Scott Barnes and George Marcotte applied to the Town for a 2 lot subdivision. Final records not found. Scott also applied for a Subdivision exemption from the State, which was denied (Permit #EC-9-0869) This was not recorded in the Town records. Town Attorney agrees that the land was never subdivided, and that we cannot grant a simple subdivision because that would create a non-conforming Lot of only 1 acre in a 2 acre zone. We would need to be clear what conservation benefits would accrue to the town if they applied for a PUD, but there may be the possibility to use the Waiver provision. It was also noted that recently enacted Act 47 encourages increased housing availability.

**PUBLIC COMMENT:** None

**MOTION:** made by Bessie, seconded by Mike to continue the hearing until January. Motion passed.

5. **Application Number 24-113** Amendment to a Subdivision. Applicant(s): Mark Franceschetti; US Route 7/Old Hollow Road; Highway Mixed Use (HMU-2); tax id no. 18/20/71 & 18/20/71BO. Boundary Adjustment and Subdivision.

Mark, on behalf of Barb, Jim, Marge & Reno LLC provided a proposed updated plat (dated December 16, 2022,) of the total 8.14 acre parcel, with a brief written request to accomplish 2 things: 1. Reduce the size of the southern Lot B which holds the Storage units, from 4.44 acres to 4.13 acres by adjusting the boundary. This would increase the northern 3.70 acre parcel (Lot A) to 4.02 acres north along Old Hollow Road; and 2. Further subdivide the northern 4.02 acres into two parcels each of 2.01 acres. He would like to be able to sell a Lot for some future use.

The PC expressed concern that such an action would be at odds with conditions and decisions made by the ZBA. It is the PC understanding that the 8.14 acre parcel can have no more than 8 uses , ie one use per acre, and lot coverage not to exceed 40%, per Ferrisburgh Land Use Regulations. Presently the 8 acre parcel contains 8 uses, namely Storage Units; Landscape business and Office; and 6 residential apartments/dwelling units. PC will need to carefully review the parcel file and review all the ZBA records as well as the PC records to clearly understand the history of this parcel and conditions imposed by ZBA.

**MOTION:** made by Arabella, seconded by Mike to continue the hearing until January. Motion passed.

6. **Application Number 24-116** Two-Lot Subdivision Proposal: Applicant(s): Cheryl and John DeVos, III: 128 Bay View Road; Conservation (Con 25); tax id no. 04/01/062HO; Sketch Plan Review.

Applicant did not attend.

**MOTION** to continue the Hearing until January made by Mike, seconded by Anne. Motion passed.

7. **Meeting Adjourned at 8:35 pm:** on **MOTION** of Arabella, seconded by Gail . Motion passed.
8. **Next Meeting:** January 15, 2025 at 7:00pm.