

MINUTES

APPROVED ON: Jan. 18, 2023

**TOWN OF FERRISBURGH
PLANNING COMMISSION
MINUTES
WEDNESDAY December 21, 2022
At Town Offices and on Zoom**

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

Members Absent: Bob Beach; Arabella Holzapfel

Minute Taker: Jean Richardson

Town staff present: Steven True, ZA.

Applicants present: Lucy Thayer; Todd Hardie; Hannah Townsend; Carl Cole; Roger Parker; Mark Franceschetti.

Others present: Joe Nelson, Conservation Commission; Bridgit Bolduc.

1. Meeting was called to order at 7:00 pm by Wally, and Quorum determined.
2. Minutes of November 16 were approved on **MOTION** of Anne, seconded by Bonnie. **All in Favor.**
3. **Application 22-148. Sketch Plan Review for 27 Lot/44Unit PUD at 302 Monkton Road; Applicant Cornerstone Solutions; Rural Agricultural (RA 5) District. Parcel ID 15/01/64**
This is a new application. Neither the Applicant nor any representative was present, so the committee Tabled the application to be reviewed at the end of the agenda in case the applicants are just running late.

Following the discussion of the final Application, the PC removed the Cornerstone Application from the Table, and determined that, because the Applicant was not present, the Sketch Plan was not opened. Steve will contact them to determine if they would like the Application placed on the January Agenda. Steve will send notices to all adjoining property owners.

4. **Application 22-045. Final Plat Application (continued) for a four (4) Lot Subdivision; AND Application 22-153, a Boundary Adjustment; Toppers Crossing (vacant land); Applicant Roger Parker; Industrial (IND) District. Parcel ID 15/01/64**

STAFF REPORT: Steve states that the application is complete. He further verified that, as requested at the last PC meeting, he had reviewed the issue raised by John DeVos on the proposed access road relative to DeVos property and determined that there was no issue of concern.

PUBLIC COMMENT: Joe Nelson asks that the hedgelines are protected during future development activities. Planning Commission finds that this has already been agreed to by Applicant.

MOTION to approve the Application as presented was made by Jean, seconded by Gail.

VOTE: All in Favor.

5. **Application #22-130 for Final Plat Application for a three (3) Lot Subdivision; corner of US 7 and 22A, east of Park and Ride Facility; Applicants: Todd Hardie and Debra Townsend; Industrial (IND-2) District; Parcel ID # 15/01/22.**

The Applicant, Todd Hardie and Hannah Townsend were present and Lucy Thayer, technical consultant, was present on zoom.

STAFF REPORT: Steve stated that the Application is complete.

Carl Cole presented a Requested for Finding and Conclusion, prepared by the Town Attorney Kevin Kite, representing the Town as co-applicant. The proposed Finding is as follows:

Finding: Based on Note 2 on Page S1-01 of "Subdivision Plat, Town of Ferrisburgh, Parcel ID# 15-01-224, Route 22A, Ferrisburgh, Vermont" prepared by Gerard M. Stockman, L.S. #109298, dated 11/22/2022, which was submitted in support of the Application, and as stated therein, the Planning Commission finds "The metes and bounds shown on plat reference #1 are consistent with the metes and bound shown on the face of this Plat with an updated rotation due to newer and more accurate GPS equipment being utilized. Combined, Proposed Lots 1 and 2 are coextensive with area 4B as shown on Plat Reference #1 and, separately, Proposed Lot 1 and Proposed Lot 2 is a portion of area 4B. Any changes are *de minimis* and appear to be the result of said improvements in measurement tools."

Conclusion: Based on the Finding above, the Planning Commission concludes the metes and bounds shown on Plat Reference #1 may be used for conveyance because the differences between measured and record metes and bounds are *de minimis*.

The Planning Commission concurs with the requested Finding and Conclusion of the Town. This Finding and Conclusion will be included in the Final Decision.

PUBLIC COMMENT: Joe Nelson requests that the Wetlands, buffers, and hedges be protected in future development. Applicant provided assurances that when they move to the permits from the ZBA that all wetlands buffers and hedges will be protected.

Bridgit Bolduc, adjoining neighbor asked for similar assurances.

MOTION to approve the Application as presented, was made by Gail seconded by Bessie.

VOTE: All in Favor.

PC will write a separate written Decision in addition to these Minutes.

6. Application 22-142 Final Plat Application for a two (2) Lot Subdivision; Old Hollow Road/US 7; Applicant Mark Franceschetti; Highway Mixed Use (HMU) District. Parcel ID 05/02/11.3

STAFF REPORT: Steve states that the application is complete.

PUBLIC COMMENT: There was no public comment.

MOTION: to approve the Application as presented was made by Gail and seconded by Anne.

VOTE: All in Favor

7. Application 22-142 Sketch Plan Review of a two Lot Subdivision; 189 Four Winds Road; Applicants Brenna Mead and Sarah Richardson Parcel ID 04/02/11.3

STAFF REPORT: Steve states that the Applicants have withdrawn the application.

No action was taken by PC.

8. Meeting Adjourned at 8:00 pm: on MOTION of Gail, seconded by Anne

VOTE: All in Favor.

9. Next Meeting: January 18, 2023, at 7:00pm.