

DRAFT MINUTES
APPROVED ON: Feb. 15 2023

TOWN OF FERRISBURGH
PLANNING COMMISSION
MINUTES
WEDNESDAY January 18, 2023
At Town Offices and on Zoom

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

Members Absent: Walter Reed; Arabella Holzapfel

Minute Taker: Jean Richardson

Town staff present: None

Applicants present: Brenna Mead; Sarah Richardson; Anna Ouellette; Randy Ouellette

Others present: Craig Heindel, Conservation Commission; MaryAnne Michaels; Mel Hawley; David Pratt; Audrey and Ricky White.

1. Meeting was called to order at 7:00 pm by Bob, and Quorum determined.
2. **MOTION** to Amend Agenda to add an item under new business re TOD Grant application, made by Bonnie, seconded by Jean.
VOTE: All in Favor.
3. Minutes of December 21, 2022 were approved on **MOTION** of Gail, seconded by Anne.
VOTE: All in Favor.
4. **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. Applicants presented their application, which is essentially the same as Application #21-167 which had expired. The Applicants indicated that they are working on getting documentation on the availability of Municipal Water, and hookups. They will set up a Water Association for the PUD. They are starting to put together material needed for their Act 250 Application. They stated that they have now purchased the property from the Markowski's.

Public Comment:

Craig Heindel stated that the Conservation Commission will continue monitoring the application as it proceeds, and provide comments as needed. He raised no objections to the Sketch Plan as presented.

Bob provided copies of a public comment submitted in writing by Mathew Gorton regarding the need for wildlife conservation on the property. This document was accepted and made part of the Public Record.

The PC raised no objections to the Sketch Plan. Conditions discussed during the previous Sketch Plan Review will apply to this new Sketch Plan, and the PC will prepare a written Decision, similar to the one they issued on June 15, 2022 for the initial Sketch Plan Application.

5. **Application 22-142. Waiver Request; 189 Four Winds Road; Applicants Brenna Mead and Sarah Richardson; Rural Agricultural District (RA5) Parcel ID 05/02/11.3**
Brenna presented her Waiver Request. She and her partner would like to subdivide their 13.7 acres on Four Winds Road to create 2 lots. If the Waiver is granted the home lot would be 8.17 acres with 401 feet of road frontage, and the second lot would be 5 acres with only 297 feet of

road frontage. The required road frontage in RA5 District is 400 feet. one of which would have less than the required 400 foot of road frontage.

Bonnie commended the applicants on the well worded application and suggested that they may also need a waiver for lot depth depending on how they draw the boundary lines.

Bessie expressed concern for precedent in granting this waiver. Mike asked if they had considered a PUD and described how it might look.

Public Comment: Craig supported the idea of a PUD as opposed to a waiver. This would allow them to have a large home parcel with some of the acreage in a permanent conservation easement, and a smaller lot to sell, but with no further Subdivisions. Craig also indicated that the town requires a flat entrance area for the driveway/access.

MaryAnne Michaels, adjoining neighbor, requested that whatever form the Subdivision takes they would like a 25-foot vegetated buffer and protection of the hedgerow. Craig supported that suggestion. Brenna agreed to this request.

The PC members, together with Craig and the Applicants, discussed in detail what a PUD would involve. Brenna will take the PUD Application checklist when she meets with the Surveyor. Bonnie suggested that, since the ZA is not available until January 27, that they may wish to contact her or Craig for questions on how to put a PUD application together ready for the February meeting.

MOTION to table the Waiver Request made by Bonnie, seconded by Jean.

VOTE: All in Favor.

Other Business:

6. Discussion of Goulette Subdivision and conservation Conditions on a Final Plat. Tabled until February so that Steve can be present.

Discussion of Transport Oriented Development Grant (TOD) application. Bonnie and Jean presented the proposed grant application. This is a study which could result in consultant help to update our Land Use Regulations in a manner which would enhance clustered development around transportation nodes and corridors. Three areas are suggested: 1. Southern area around the Ferrisburgh/Vergennes Amtrak Park and Ride and the intersection of Route 7 and 22 A; 2. Central Ferrisburgh area around Town Offices and Route 7; and 3. North Ferrisburgh at intersection of Route 7 and Old Hollow/Stage roads. PC discussed the Town Plan and Land use Regulations and all agreed that it was time to start a subcommittee/Task Force to undertake the update of the Town Plan. Bonnie and Jean will seek members of the Task Force.

MOTION was made by Bob, seconded by Mike to support this TOD grant.

VOTE: All in Favor.

7. **Meeting Adjourned at 8:12 pm:** on **MOTION** of Bonnie, seconded by Jean.
VOTE: All in Favor.
8. **Next Meeting:** February 15, 2023, at 7:00pm.