

**TOWN OF FERRISBURGH  
PLANNING COMMISSION  
MINUTES  
WEDNESDAY May 15, 2024  
At Town Offices and on Zoom**

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

**Members Absent:** Anne Cohn; Arabella Holzapfel.

**Minute Taker:** Jean Richardson

**Town staff present:** Steven True, ZA.

**Applicants present:** Carl Cole

**Others present:** Craig Heindel

1. Meeting was called to order at 7:00 pm by Bob, and Quorum determined.
2. **Minutes of April 17, 2024: MOTION** made by Mike, seconded by Bonnie to approve the Minutes as distributed. Motion passed.
3. **Application 24-06. SKETCH PLAN REVIEW.** Two (2) Lot Subdivision; Applicants JSCL LLC- Sue DeVos Manager; Tupper Crossing; Industrial District (IND2); Parcel ID # 10/01/58.2

STAFF REPORT: none

APPLICANT: Carl Cole, representing the Applicants, provided a sketch plan of the proposed Subdivision and a contour map of the 9 acre parcel. Act 250 does not apply. No specific plans for uses. Septic will be provided on each lot.

PC discussed the previous application for this parcel at the ZBA (16-149) and the conditions attached. After discussion it was agreed that the previous application no longer applies and this present application to the PC represents a completely new proposal. Bonnie asked about riparian areas shown on ANR maps

PUBLIC COMMENT: Craig Heindel provided an ANR map of Wetland. Carl will provide updated Wetland delineation with Final Application.

**MOTION** to classify this as a Minor Subdivision with one Hearing made by Bonnie, seconded by Gail. Motion passed.

4. **Planning Updates:** The PC invited Carl Cole and Craig Heindel to join them to have a general discussion on the work to update Town Plan, and the other planning projects.
  - a) **Pedestrian Safety Grant:** The pedestrian safety grant had been accepted by the Selectboard at their recent meeting. John Bull will be the Municipal Employee in responsible charge. The goal will be to put in the crosswalk and minimal sidewalk in order to be as economic as possible in addressing the safety needs.
  - b) **Windshield Survey:** Surveys are coming in slowly. It has been circulated widely, including once a week on Front Porch Forum, Facebook pages and community List Serves.
  - c) **Town Center TOD Project:** Scope has been submitted by the Consultant (SE Group). As part of its study of existing conditions it will review and comment upon existing development, transit,

bylaws and the town plan. Subsequent phases of the project include various public engagement activities, planning and design, culminating in a master plan, and suggested bylaw revisions.

- d) **Ferrisburgh /Vergennes TOD:** First meeting has been held with Consultant (Toole). Shannon Haggett from Vergennes PC is on this committee, with Bonnie and Jean, and Adam Lougee from Regional Planning. Bonnie and Jean have met with Shannon and taken a field trip throughout the entire potential TOD area. Looks like a good working group. Discussed the geographic area to be potentially involved in the southern TOD study area. Briefly reviewed the extensive parcels which lie on both sides of the municipal boundaries. Discussed the potential for concentrated development around the Amtrak station, Meigs road, and behind the Police station in Vergennes. Discussed the implications and tie in with the Vergennes By-pass road.
  - e) **Research on Vergennes Panton Water District:** Craig presented a detailed report on his ongoing research into the Water District. This will greatly help the TOD work and provide updated information for the Town Plan. He met with John Deming to discuss capacity and issues. Discussed the complexities of dealing with some pipes which are 100 years old, and all the various consecutive Water Districts. Water lines have been installed at various times with various materials and varying pipe widths used. Some lines regularly fail, such as the Monkton road line. While in theory there may be extra capacity for new development, the reality is that at times of peak water demand the present available maximum capacity is reached. Part of the complexity is that the units used to estimate available capacity do not take into account agricultural uses or their seasonal fluctuations. A 200 – 500 cow dairy farm uses far more water per day than a household with 3 people!. It is thus very difficult to estimate what water capacity is actually available. Craig will continue his research and write up a report.
  - f) **Other:** Craig reported that the Conservation Commission continues to clarify the Town Plan Maps. They suggest that there is no need to have a map that indicates extraction of rock, sand and gravel.
5. **Meeting Adjourned at 8:20 pm:** on MOTION of Walter, seconded by Mike Motion passed.
  6. **Next Meeting:** June 19, 2024, at 7:00pm.