

DRAFT MINUTES

APPROVED ON: June 21, 2023

**TOWN OF FERRISBURGH
PLANNING COMMISSION
MINUTES
WEDNESDAY May 17, 2023
At Town Offices and on Zoom**

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

Minute Taker: Jean Richardson

Town staff present: Steven True

Applicants present: Brenna Mead, Sarah Richardson, Jeff Blasius, Anna Ouellette for Daniel White.

Others present: Craig Heindel, Conservation Commission; Gerry Racette; Jeanne Kelly; John Eisenhardt; John DeGraaf, Elisabeth DeGraaf.

1. Meeting was called to order at 6:57 pm by Bob, and Quorum determined.
2. Minutes of April 19 were approved with an amendment on **MOTION** of Anne, seconded by Mike.
VOTE: 8 in Favor. Arabella abstained as not present at last meeting.

3. **Application: 23-043** Final Plat review for a two (2) lot Planned Unit Development (PUD); 189 Four Winds Road; applicant(s): Brenna Mead & Sarah Richardson; Rural Agricultural (RA-5) district; tax id no. 05/02/11.3

Applicant stated that the Open Space Agreement was approved by the Selectboard on 5/16/23, with one edit provided by the Town Attorney. This OSA will be signed by Selectboard following completion of Final Plat.

Craig Heindel provided an updated plat highlighting the conservation areas and no cut zones. Applicants agreed to the proposed conservation and no cut zones.

PUBIC COMMENT: None

MOTION to approve Final Plat with the following conditions: 1. Receiving the State Wastewater permit; and 2. Final Mylar which includes reference to these Minutes and the written Decision, made by Gail, seconded by Anne.

VOTE: All in Favor.

4. **Application 23-045** Subdivision Amendment of Application 22-146 by Boundary Adjustment; Tappers Crossing Lots 3 and 4. Applicant: Jeff Blasius; Industrial (IND-2) district; tax id no. 15/01/64

Gail Blasius recuses herself from discussion and vote.

Jeff requests Subdivision Amendment through a boundary adjustment with Roger Parker which would convey 0.30 acres of Lot 3 to Lot 4 of the Parker Subdivision - Application 22-146, in order

to merge the mound system within the Lot 4 parcel. Road access to Lots 1, 2, and 3 were verified.

PUBLIC COMMENT: None

MOTION: To approve the Amendment as presented on the revised Final Plat dated 5/1/23 made by Bonnie, seconded by Jean.

VOTE: All in Favor.

5. **Application 23-046** Subdivision Amendment of Application 22-146 by Boundary Adjustment with Kevin and Amber Jackson; Tappers Crossing Lot 4; Applicant: Jeff Blasius; Industrial (IND-2) district; tax id no. 15/01/64

Gail Blasius recuses herself from discussion and vote.

Jeff requests conveying 0.38 acres of the Parker Subdivision, Lot 4, of Application 22-146 to Jackson to eliminate "encroachment" onto Blasius property.

The Application did not include signature of Kevin or Amber Jackson. Steve provided a revised cover sheet with signature.

PUBLIC COMMENT: None

MOTION: To approve application as presented made by Arabella, seconded by Anne

VOTE: All in Favor

6. **Application: 23-044** Sketch Plan Review for a two (2) lot Subdivision; Applicant(s) Andrew & Ashley Husk; 3490 Sand Road; Rural Agricultural (RA-5) district; tax id no. 08/01/41

Bob opened the hearing on this application. Steve stated that the Applicants have withdrawn the application.

7. **Application 23-047** Subdivision Amendment of Application 21-187; Applicant(s) Daniel White; 96 Westin Road; Rural Agricultural (RA-5) district; tax id no. 08/01/4

Anna Ouellette is present to represent the Applicant and provides written approval signed by Daniel White. Anna provided a copy of the original approved Plat, Application 21-187, and described the proposed change in lot layout. The original layout of Lots 1 and 2 was North / South alignment. The Proposed amendment is to change the alignment to East/ West with 60 foot ROW from Westin Road to Lot 2. Draft Final amended Plat was reviewed by the PC.

Craig asked for consideration of no-cut zones. Following lengthy discussion there was consensus that, given the present open nature of the land, primarily fields, a no-cut zone was not needed in this specific location.

PUBLIC COMMENT: none

MOTION: To approve amended Subdivision as presented, made by Bessie, seconded by Wally. The Final Mylar shall include reference to the original Subdivision 21-187.

VOTE: All in Favor.

8. **Other Business:**

- a. Correspondence from adjoiner Jeanne Kelly regarding **Application 23-025** Sketch Plan Review, for a 3 Lot Subdivision, Amine Zaghdoud.

Jeanne states that she does not feel that the Sketch Plan, as presented, conforms with the Town Plan and she provided a detailed list of sections of the Town Plan that should be considered, notably the rural landscape of RA5 district. She believes that building two houses in the northeast corner of the 45-acre parcel will impede views of the mountains to the west, and the fields should be left open and not allowed to grow to brush and trees. Concern for piecemeal development of the 45 acres over time.

John Eisenhardt concurs with Jeanne.

Craig Heindel provides comments on the Wetlands on the parcel. He notes that much of the parcel is Wetlands and would not allow for wastewater systems on site. He suggests that that is why the two parcels were placed on the higher ground at the NE corner rather than elsewhere on the property. Information provided by Zapata includes a Wetland map, and a note that if they move the lots as presently proposed they will need a full wetland delineation.

There is Consensus that conformity with the Town Plan will be considered and that a site visit will take place prior to the Final Plat Hearing.

The PC directed Steve to immediately send the information provided by Jeanne to the Applicant so that he is aware of the scope of concerns and the requirement of a site visit.

- b. Correspondence from applicant Roy Shea regarding his sketch plan review **Application 23-020**. Roy request that the PC not require a 25 foot no cut zone along his northern boundary.

There was a lengthy discussion of no-cut zones. Two Planning Commission members had conducted a site visit and several others know the area very well. PC members agree that, at this specific location, where the property is located within many surrounding acres of forestland, and that the new proposed Lot includes mown grass and an actively managed landscape of trees and shrubs, a 25 foot no cut zone would not be necessary or appropriate.

Craig described the critical wildlife needs for less fragmentation of habitat. Planning Commission members agreed that every Subdivision application requires a review of potential no-cut zones.

MOTION: made by Bonnie, seconded by Gail to authorize the ZA to communicate with Roy that the 25-foot no-cut zone along the northern boundary will not be required at this particular site because it is presently actively landscaped and managed.

VOTE: All in Favor.

- c. **Meeting Adjourned at 8:45pm on MOTION** of Jean, seconded by Mike. **VOTE:** All in Favor.
d. **Next Meeting:** June 21, 2023, at 7:00pm.