

MINUTES

APPROVED ON: November 16 2022

**TOWN OF FERRISBURGH
PLANNING COMMISSION
MINUTES
WEDNESDAY October 19, 2022
At Town Offices and on Zoom**

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

Members Absent: None

Minute Taker: Jean Richardson

Town staff present: Steven True, ZA.

Applicants present: Todd Hardie, Lucy Thayer; Paula Almeida.

Others present: Craig Heindel, Conservation Commission

1. Meeting was called to order at 7:00 pm by Bob, and Quorum determined.
2. Minutes of September 21 were approved, with correction, on **MOTION** of Mike, seconded by Anne. **VOTE:** Yes - 7; No - 0; Abstain - Bob and Arabella (not present at meeting).
3. **Application #22-125 Sketch Plan Review for a 6 lot PUD Subdivision; Pierce Lane Extension. Applicants: Irene Pierce; Highway Mixed Use (HMU-2), Conservation (CON-25), and Rural Residential RR-2 Districts; Parcel ID # 05/01/44.**

STAFF REPORT: no report.

Applicant was represented by Carl Cole who explained that this is a new Sketch Plan PUD proposal, similar to the previous proposal (Application 22-003) which has been slowed up because some of the acreage has now been classified as Class II Wetland and the Conservation Easement is still being worked on.

DISCUSSION: There will be only 4 lots proposed for development. These lots are unnumbered on the Sketch Plan. Lots (1-4) to be developed: 1.2 acres; 1.4 acres; 1.5 acres and 1.7 acres. Lot (5) of 6.5 acres to be Conserved, as indicated on the Sketch Plan presented; Remainder (lot 6) acreage not specified on the Sketch Plan. The total Pierce parcel is 138.21 acres. There is a letter dated 2/11/22 on file from LaRose surveyors re Septic. There will need to be clarification of whether this will be 5 or 6 lots. This PUD is subject to Act 250.

MOTION was made by Bob, seconded by Mike: To move forward with the 6 Lot PUD Subdivision
VOTE: Yes- 6; No- 3; Abstain- 0
Motion passed.

4. **Application #22-126 for Boundary Adjustment; Applicant Steve Almeida, 6847 US Route 7, and Irene Pierce; Highway Mixed Use District (HMU-2); Parcel ID # 0501/44.113 and 05/01/44.123.**

STAFF REPORT: No Report

Applicant, Paula Almeida, was present and described that this is a request to adjust a boundary on the east side of their property.

DISCUSSION: The annotated parcel map with Boundary Adjustment was reviewed. Applicant explained that the sliver of land to be adjusted with theirs is essentially a steep cliff which includes an old ROW.

MOTION was made by Gail, seconded by Anne: To approve this Boundary Adjustment, on the following Condition:

1) That the Applicant submit a letter of support from the other landowner, Irene Pierce.

VOTE: All in Favor.

5. Other Business:

Review of Hardie Sketch Plan with Consultant Lucy Thayer. Applicant and consultant explained that they are moving forward with the Act 250 application. Steve verified that there is no issue with the access, and that this had been discussed at Selectboard this week. This Lot is part of the Route 22A Park and Ride Parcel. There was discussion of an issue identified this week regarding the State's Subdivision of the parcel in 2008. Carl and Jean will follow up and report back to the PC, and forward request for clarification and questions to the Chair of Selectboard to seek legal opinion from the Town Attorney. Craig asked that Applicants do due diligence seeking all the required conservation related permits. Applicants will move forward with their Preliminary Plat at the November PC meeting.

6. Meeting Adjourned at 8.05 pm: on MOTION of Arabella, seconded by Bob.

VOTE: All in Favor.

7. Next Meeting: November 16, at 7:00pm.