

MINUTES

APPROVED ON: August 17, 2022

**TOWN OF FERRISBURGH
PLANNING COMMISSION
MINUTES
WEDNESDAY JULY 20, 2022
At Town Offices and on Zoom**

Members Present: Walter Reed (Vice Chair); Gail Blasius; Anne Cohn; Mike Quinn; Bessie Sessions; Jean Richardson; Kristin DeBellis (via Zoom).

Members Absent: Bob Beach; Arabella Holzapfel.

Minute Taker: Jean Richardson

Town staff present: Steven True, ZA.

Applicants present: Peter and Liz Markowski with Anna Ouellette; David Richardson

Others present: Craig Heindel, Conservation Commission.

1. Meeting was called to order at 7:10 pm by Walter, and Quorum determined
2. Minutes of June 15, as edited for clarity, were approved on MOTION of Gail, seconded by Anne. Six (6) in Favor. Mike abstained as he was not present at the June meeting.

3. **Application #22-045, Preliminary Plat Review, continued, for four (4) Lot Subdivision; Tappers Crossing (vacant land); Applicant: Roger Parker. RA -5 District; Parcel ID #15/01/64 (7:15 pm)**
Applicant was not present.
STAFF REPORT: Steve stated that the Application is still incomplete.
Continued to August 17 meeting.

4. **Application 22-49, Preliminary Plat Review, continued, for 3-Lot Subdivision at 462 Monkton Road; Applicants Peter and Liz Markowski; R-A 5 District; Parcel ID #15/02/12 (7:20 pm)**
Applicants, Peter and Liz Markowski submitted documents required for Preliminary Plat Application.
STAFF REPORT: Steve provided copies of the Preliminary Plat Checklist for the PC so that they could verify the Exhibits which the Applicants have provided. Steve stated that he deemed the Application complete.
 - Following Discussion of Preliminary Plat (Exhibit 1-3), there was Consensus that the “existing barn” located on Lot 1 is a non-conforming use that is grandfathered in. This use can continue.
 - Any building expansion must maintain the set back from the adjacent Wetland indicated on the Plat.
 - The gravel road indicated on the Plat along the northern edge of Lot 3, immediately south of the Dollar General store is a farm road, only for current agricultural use. This road extension is not mentioned in either the Fire Department Report or the Road Access permit. The Fire Department letter and Access Permit only reference access to Lot 2 from Lot 1.
 - The Chair stated that because some of the Applicants’ documents had just been received today or in the last few days, the PC needs time to review them in detail, and they must be available to the public.On MOTION of Gail, seconded by Anne, this hearing was recessed until August 17. All in Favor.

5. **Application #22-063 for Boundary Adjustment; Applicant Janet S. Seaburg at 323 Reubens Way, and neighbors David and Kiesha Richardson at 195 Reubens Way; RR-2 District; parcel ID# 13/01/40 and 13/01/49 (7:45 pm).**

Applicant Seaburg had provided a letter permitting David Richardson to represent them at the the boundary adjustment hearing. David Richardson presented the Plat which had been submitted to the PC in a timely manner.

STAFF REPORT: Steve verified that the Application was complete.

Following discussion, on MOTION of Gail, seconded by Anne, the Boundary Adjustment was approved as presented. All in Favor.

- David was directed to obtain the Final Plat Mylar and submit it to the PC for signature and Filing in the Land Records.

New Business:

6. **Hammond Application # 22- 042 Final Plat for 2 Lot Subdivision and Boundary Adjustment, 428 Middlebrook Road; Parcel ID# 23/20/20.1:** PC verified the Final Plat, and Walter signed the Mylar ready for Filing in Town Records.

7. **John and Cheryl DeVos, Application #21-170, Final Plat for 2 Lot Subdivision at 513 Ashley Road.** PC reviewed the Final Plat, and Walter signed the Mylar, ready for Filing in Town Records.

8. **John Bull Application #21-039, Final Plat for 2 Lot Subdivision at 619 Dakin Road, RA-5 acre District; Parcel Map ID# 05/02/10.2**

Jean presented a brief overview of the apparent lack of completion of this Subdivision which had been brought to her attention during a BCA Appeal. Gerry Racette and his wife, Mary Anne Michaels, had purchased a Lot of 5.61 acres in August 2021 from John Bull following approval of the Final Plat Subdivision on May 19, 2021.

- The Motion to approve Application #21-039 on May 19, 2021 was “**.....with the condition that if the property was not purchased by Gerry and Mary Anne Racette, who have access to the new lot through their property, that the owner, John Bull would need to come back with an application for a right of way over his property to access the new lot through his property in order for the subdivision to be active**”
- The PC recalls that because of Act 250 the Racette’s did not want to merge the parcels.
- The property was purchased by “GGRMAM LLC”, on August 18, 2021 (WD Vol.174 p. 280)
- **But, No Final Subdivision Plat with the access drawn on it was submitted to the PC for signature and filing. So the Subdivision does not appear to be complete.**
- On July 6, 2022 Bob sent a letter to Gerry and Mary Anne asking them to contact Steve and finalize the Subdivision.
- Steve states that he met with Gerry and Anne today. They said that at present they do not want to indicate an access road across their home lot on a Plat
- After discussion the PC requested that Steve invite them to the August 17 meeting to discuss next steps and resolve this matter because the PC cannot and did not approve a landlocked parcel and a Final Plat with access is needed.

9. **Meeting Adjourned at 8:15pm:** on MOTION of Gail, seconded by Anne, All in Favor.

10. **Next Meeting:** August 17 at 7:00pm.