

**Planning Commission**  
*Town of Ferrisburgh, Vt.*

FINAL – Minutes for meeting of June 19, 2019; approved July 17, 2019

**Members present:** Bob Beach (chair), Gail Blasius, Al Chamberlain, Anne Cohn, Kristin DeBellis, Arabella Holzapfel, Mike Quinn, Bessie Sessions. **Absent:** Walter Reed.

**Town official present:** Bonnie Barnes, zoning administrator.

**Visitors present:** Katra Kindar, Thomas Tintle.

Bob Beach, chair, opened the meeting at 7 p.m.

**Approval of minutes:** Mike Quinn made a motion to approve the minutes of the meeting on May 15, 2019, as submitted. Anne Cohn seconded. Bob Beach, Gail Blasius, Al Chamberlain, Anne Cohn, Arabella Holzapfel, Mike Quinn and Bessie Sessions voted in favor. Kristin DeBellis abstained.

**Motion approved.**

**Application No. 19-037 by Katra Kindar and Thomas Tintle for modification of the building envelope on Lot 2.2 at Braeside Place. The 2.7-acre lot, part of a five-lot subdivision, is in the Rural Agricultural District (RA-5) and identified in Town of Ferrisburgh tax maps as parcel 01/01/8.26.**

At 7:05 p.m., Bob Beach re-opened discussion of the application, recessed at the May 15 meeting. Katra Kindar and Thomas Tintle were present to speak for the application, which involves moving the approved building envelope on their lot 50 feet to the east. They say this will allow them to take advantage of the natural topography; require less soil displacement; reduce the length, slope and impact of the driveway; reduce the overall visibility of the home; and allow for increased passive solar gain. The lot is part of a five-lot Planned Residential Development approved by the Ferrisburgh Planning Commission in 2004. Neighboring property owners appealed the approval in a case that went to the Vermont Environmental Court. In a decision filed on January 13, 2006, the court confirmed the commission's decision in favor of the PRD but added some restrictions.

The commission recessed the discussion on May 15 to give commission members a chance to visit the site, to better understand the effects of moving the building envelope. The visit took place just before the June 19 meeting. Kindar and Tintle had staked out the existing and proposed building envelopes.

Bob Beach said after the visit he felt moving the envelope was reasonable, and that the new location for the house would have, if anything, less impact on neighbors. Tom Tintle said neighboring property owners had told him they had no objection to moving the building envelope. Mike Quinn asked whether Kindar and Tintle were seeking to change any of the other restrictions imposed by the court's 2006 decision, such as building height, ridgeline orientation and building material colors. They said the only change they were requesting was in the location of the building envelope.

Mike Quinn made a motion to approve moving the building envelope 50 feet to the east, but not changing any of the other stipulations regarding the building lot. Tom Tintle asked whether he could add a woodworking shop, possibly 16 feet by 24 feet, outside the building envelope. Bessie Sessions said she felt all buildings on the property would need to be within the adjusted building envelope. Bonnie Barnes, zoning administrator, said it was her view that plans for a shop within the building envelope could be considered by the zoning administrator as a permitted use, but the applicants would have to come back to the Planning Commission if they wanted to build a shop outside the building envelope.

Arabella Holzapfel seconded Mike Quinn's motion. Bob Beach, Gail Blasius, Al Chamberlain, Anne Cohn, Kristin DeBellis, Arabella Holzapfel and Mike Quinn voted in favor. Bessie Sessions voted against. **Motion approved.**

**Adjournment:** Arabella Holzapfel made a motion to adjourn the meeting at 7:17 p.m. Mike Quinn seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells