

Approved MINUTES
APPROVED ON : Oct. 18, 2023

TOWN OF FERRISBURGH
PLANNING COMMISSION
MINUTES
WEDNESDAY September 20, 2023

At the Union Meeting Hall

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

Members Absent: None

Minute taker: Jean Richardson

Town staff present: Steven True

Applicants present: Henry Prange; Julien Martindale; Chip Spillane; Justin Holmes; Michele Steady

Members of the Public present: Michelle Chamberlain and Grace Chamberlain.

Meeting was called to order at 6:58 pm by Bob, and quorum determined.

1. Minutes of August 16, 2023 were approved on **MOTION** of Gail, seconded by Anne. Motion carried. Arabella abstained as not present at the last meeting.
2. **Application 23-102** Sketch Plan Review for a 2-Lot Planned Unit Development and Subdivision; 523 Fuller Mountain Road; Applicants: Henry Prange and Julien Martindale; Rural Agricultural (RA-5) District; Parcel ID 11/01/32.1

Applicants provided copy of previous Subdivision. This 10.08 acre parcel was part of a 2 Lot Subdivision of 4/27/2000 (permit 44-0) which includes the following Conditions: *1) No trees on northern boundary with the Smiths be cut except for occasional maintenance for fence; 2). New homeowners are encouraged to maintain the wooded area to the west in its natural state to protect deer yard. 3) no trees to be cut to install leach field on Lot 1.* Applicants would like to subdivide parcel into two lots, and conserve about 3.8 acres of wooded land with deer yard.

The PC notes that the sketch appears to have zero road frontage for Lot 1 which includes applicants' home. Lot 2 would have all 400 feet of road frontage and a new access. RA 5 District requires 400 feet of road frontage. Road access must be 60 feet wide. No septic information is provided.

Applicants have not yet met with an engineer about the required septic system.

PC recommends that the Conservation Commission provide advice on potential for a Conservation Easement.

A Site Visit is scheduled for Saturday September 23.

PUBLIC COMMENT: None

MOTION to continue the Sketch Plan to October 18, made by Mike, seconded by Anne. Motion passes.

3. **Application 23-103:** Sketch Plan Review for a 2-Lot Subdivision; 7175 US Route 7; Applicant: Spillane and Curley Properties, represented by Pinnacle Engineering; Highway Mixed Use (HMU-2) District; Parcel ID 05/01/09.2

Justin Holmes, P.E. presents the Sketch Plan for the 2 Lot Subdivision. The present parcel is 4.94 acres. The present Self Storage Lot, (Lot 2 on proposed Sketch Plan) would be reduced to 2.30 acres, and the easterly lot, close to Route 7 would be Lot 2A, 2.64 acres. The new Lot 2A would be for future potential development.

PC notes that the present Route 7 Access is only a 50 foot easement. PC finds that the Final Plat must clearly show that the shared access meets newer 60 foot access requirement. There is presently neither water nor septic on the entire 4.94 acre parcel, but there is deferral permit (DE-9-1302). Property is subject to Act 250.

PUBLIC COMMENT: none

MOTION to approve Application, made by Bessie, seconded by Walter. Motion passes.

4. Application 23-104: Boundary Adjustment; 2465 Monkton Road. Applicants: Cory and Michelle Steady, and Robin Steady. Rural Agricultural (RA-5) District; parcel IDs: 16/01/11.3 and 16/01/11.1

STAFF REPORT: Steve states that Applicant Michele Steady came in for a permit for a new shed adjacent the sheds already in place. Steve noted that the proposed location of the new shed is within the setback with neighbor Robin Steady. Steve thus denied the zoning application. In order to cure this error the applicants Cory and Michele Steady, and neighbor Robin Steady, request a boundary adjustment. Robin Steady would give 2 acres of his 241.4 acres to add to Cory and Michele's 10.08 acre parcel.

Applicants present a rough sketch plan on the tax parcel map.

PUBLIC COMMENT: Michelle Chamberlain, adjoining neighbor asks for clarification and protection of viewshed. Shed location as proposed would not impact view.

MOTION to approve application as presented, made by Anne, seconded by Arabella. Motion passes.

5. New Business: Bob reads a written communication that he has received from Peter Markowski regards a proposed new barn he wishes to build on his property. This property was part of a 3 Lot Subdivision (22-049). PC reviewed the PC Minutes of August 17, 2022, and September 21, 2022 and, following discussion, determined that this was a matter which was a ZBA issue. PC directs Steve to forward Peter Markowski's communication to the ZBA.

8. Meeting adjourned at 7:50 pm on motion of Anne, seconded by Walter. Motion carried.

7. Next meeting: October 18th, 2023.

Respectfully Submitted,

Jean Richardson