

Shaftsbury Development Review Board

Shaftsbury Town Hall
61 Buck Hill Road

Wednesday, April 5, 2017

1) Call to Order – Recognition of Quorum

The meeting came to order at 7 pm. Present were DRB members Tom Huncharek (chair), Michael Day, Chris Ponessi, and Michael Bidy. Alternate Jay Palmer was absent. Also present was zoning administrator Shelly Stiles.

2) Conflict of Interest

No conflicts of interest were reported.

3) Sign In Sheets

Sign in sheets were passed around and citizens present signed in.

4) Approval of Minutes – March 15, 2017

Mr. Huncharek moved to approve the minutes. Mr. Day seconded the motion, which passed 3-0-1, with Mr. Ponessi abstaining.

5) Application #17-9808: owners Sue and Gale Greene, 2506 Glastenbury Road, parcel # 11-02-18, to replace an existing mobile home with a modular single family residence in an FR zone.

Sue Greene said she purchased the lot and a mobile home on it in 1992. The previous owner had been renting it out. She hopes that her daughter and future son-in-law can move into a new modular on the site. The trailer is 14' x 60'; the new modular would be 38' x 26'. Mr. Ponessi asked when the application was filed. The answer: 2/27/17, under the old zoning bylaw. Mr. Bidy cited 7.1.1.1 of that old bylaw, referring to nonconforming preexisting uses.

Mr. Ponessi moved to close the hearing. Mr. Bidy seconded the motion, which passed 4-0-0.

Mr. Huncharek explained the deliberative process and 45-day decision-making period.

6) Application #17-9810: owner Cheryl Mance, 217 Holliday Drive, parcel # 16-21-22, and Barbara Colvin, 174 Holliday Drive, parcel # 16-21-20: boundary line adjustment, preliminary plat review.

Mr. Mance explained that the Colvin property has been in their family since the 1950s. Barbara Colvin, the owner, is now in a nursing home. With the merging of a 3.5 acre piece of the Colvin property with the existing Mance property, an overlook on the second pond at Stanley Tools can be secured by the Mances. The 3.5 acres is not developable. Mr. Ponessi stated he had no business interest in the application.

The board went through the preliminary plat requirements in subdivision section 5.4

At the applicant's request, the DRB waived the requirement to show topography.

Mr. Bidy moved to close the hearing. Mr. Day seconded the motion. Mr. Bidy moved to amend the motion to close the hearing and approve the plat. Mr. Day seconded the motion, which passed 4-0-0.

7) Application #17-9809: owner David and Cheryl Mance, 217 Holliday Drive, parcel # 02-01-35.2, and Carl and Denise Goodwin, 6151 VT Route 7A, parcel # 02-01-34: boundary line adjustment, preliminary plat review.

Mr. Mance described a long history of subdivision and boundary line adjustments for the land in question. Mr. Mance said the paper road would never be built as topography is too

difficult. He said there are no structures, no well or septic, no roads of any kind. The land is wooded.

At the request of the applicant, the Board allowed a location map at a scale of 1:2000, as the subdivision plat had already been filed with the Town and the State. The Board discussed other plat matters.

Mr. Huncharek moved to close the hearing and approve the plat with the following conditions:

xxx.35.7 be changed to xxx35.2

xxx.36 be changed to xxx.35.2.

The portion of the parcel on the east side of Rt. 7A be labelled with the phrase "other lands of Mance."

The label "RR 80" be added to the plat.

Mr. Day seconded the motion, which passed 4-0-0.

8) Election of officers and annual review of procedures

Mr. Ponessi nominated Mr. Huncharek to be chairman. Mr. Bidy seconded the motion, which passed 4-0-0.

Mr. Huncharek nominated Mr. Ponessi to be vice-chairman. Mr. Bidy seconded the motion, which passed 4-0-0.

Mr. Huncharek asked members to review the procedures, and should anything catch their eyes, to bring it to the attention of the board at the next meeting. Mr. Day mentioned that there might be some reference in the procedures manual to the former bylaw.

9) Other business

Mr. Huncharek moved to enter private deliberative session on #17-9808. Mr. Ponessi seconded the motion, which passed 4-0-0.

Mr. Huncharek moved to leave private deliberative session. Mr. Bidy seconded the motion, which passed 4-0-0.

Mr. Huncharek moved to approve #17-9808, with the condition that any future accessory structures or additions must be approved by the DRB (not the zoning administrator). Mr. Ponessi seconded the motion, which passed 4-0-0.

Mr. Huncharek moved to adjourn the meeting at 8:20 pm. Mr. Ponessi seconded the motion, which passed by acclamation.

Minutes by ZA Stiles.