

Shaftsbury Development Review Board
June 20, 2018

- 1) The meeting came to order at 7:04 pm. Present were board members Tom Huncharek (chair), Chris Ponessi, Michael Day, and Michael Bidy. Also present was zoning administrator Shelly Stiles.
- 2) Mr. Ponessi noted a conflict of interest with item five on the agenda. No others reported a conflict of interest of any kind.
- 3) Sign in sheets were passed around to the three citizens attending.
- 4) Mr. Huncharek moved to approve the June 6, 2018 minutes. Mr. Bidy seconded the motion. Mr. Ponessi said the reference to "Mary Sprague" in the minutes should be replaced with "Marcy Sprague." The minutes as amended were approved 4-0-0.
- 5) Mr. Ponessi stepped away from the board to present on the behalf to the applicants for application # 18-9970, preliminary plat review for parcel 03 01 69. He explained that former owners Phil and Ruby Mattison are deceased, and that Arthur Mattison lives in a residence sited on the northeast side of the parcel (proposed lot 1). Another residence sits on the southwest side of the parcel (proposed lot 2). Mr. Ponessi said Mr. Mattison's goal is to give each residence its own parcel compliant with town standards. He noted that the north side of Old Depot Road is undevelopable. He pointed out a spring on Mr. Doxie's land for which an easement exists. He said he'd submitted a wastewater permit application fifteen days ago for replacement septic only. He described the septic and well shields which restrict septic and well placements. He said he thought the town does not own Old Depot Road but only a right of way over it. He noted that though the Doxie deed references a driveway easement, it does not site it. The same is true of a Green Mountain Power utility easement. They are therefore not shown on the plat.

The board went through Subdivision Regulations Sections 5.4 ff and agreed that all items were met or were not applicable, except that Mr. Ponessi will add labels for Old Depot Road and Sugar House Road, and will locate Mr. Carver's well on the plat. Section 5.5 does not apply as the project is a minor subdivision.

Mr. Huncharek moved to close the hearing. Mr. Day seconded the motion, which passed 3-0-0.

The zoning administrator and Mr. Ponessi will warn the final plat review for the July 18, 2018 meeting.

- 6) Mr. Ponessi returned to service on the board. Mr. Huncharek moved to enter private deliberative session on application # 18-9961, parcel 14 20 14.1, Laurie Jesseman, recessed at the June 6 meeting. Mr. Huncharek moved to leave private deliberative session. Mr. Bidy seconded the motion, which passed 4-0-0.

Mr. Bidy moved to approve application # 18-9961 with the conditions discussed during the deliberative session and summarized below:

- The existing driveway site shall be restored, in general, to its previous character as a hedgerow, with shrub cover and the original grades.
- Client parking shall be so designed as to avoid the shining of headlights on the Graham home across Ehrich Road.
- The new driveway shall be sited generally opposite the Graham driveway, provided the highway foreman approves this location.
- No clients shall be received after 8 pm.
- The hiring of any additional employees requires the previous approval of the Development Review Board.

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

7) Other business

There was none.

Mr. Huncharek moved to adjourn at 7:50 p.m. Mr. Biddy seconded the motion, which passed by acclamation.

Notes by ZA Stiles