

Shaftsbury Development Review Board
January 16, 2019

- 1) The meeting came to order at 7 pm. Present were chair Tom Huncharek by phone, vice chair Chris Ponessi, Michael Day, and Michael Bidy.
- 2) No one had any conflicts of interest with any item on the agenda.
- 3) Sign in sheets were passed around.
- 4) Re the January 2 minutes, two errors were noted: the curbing features are shown on C102, and Mr. Ponessi's name was misspelled on page 2. Mr. Day moved to approve the January 2 minutes with corrections. Mr. Bidy seconded the motion, which passed 4-0-0.
- 5) The DRB opened the recessed hearing on applications #18-10031 and 18-10032.
Mr. Jason Dolmetsch handed out new plan packets showing changes requested at the Jan. 2 meeting and including a draft subdivision plat.

- He reported that all service provider letters had been submitted to the town office.

Among the changes shown on the plans were:

- On C102, the propane tanks were labeled, the sidewalk from Building 4 to Paran Rd. was shown, the snow storage areas were illustrated.
- On the lighting plan, lights missing from the original were added.
- A sample management plan was provided, based on a plan in place for the Cora B. Whitney houses owned by Shires. Ms. Stephanie Lane described the contents of the plan, including a capital needs assessment, finances, depositing of funds, necessary reserve funds, income eligibility levels, and others. A sample lease was also included, with rules and an outline of enforcement policy, procedures for maintenance, policies regarding pets, unregistered vehicles, and others. (There will be multiple mortgage holders.) A final plan will be produced upon closing.
- Plan C503 has the detail for the timber guard rail.
- A garbage enclosure detail is provided.
- On C506 and 507 the infiltrator system is illustrated. The proposed placing of the system under paving is a standard application of this practice. Inspection ports allow sedimentation to be monitored. The sediment deposits can be jetted out if necessary.
- A curb cut application was submitted. Mr. Ponessi noted that any conditions of the curb cut permit will become conditions of the DRB permit.
- Still outstanding are any MOUs with Paran Recreation and Fund for North Bennington that might be required for trails over their lands.

The DRB reviewed the subdivision plat to confirm it meets the requirements of section 5.4, preliminary plat requirements. Additional elements required by the board were:

- Show metes and bounds for other Sage City Syndicate parcels;
- If Paran Recreation and/or Fund for North Bennington require easements, show them on the plat;
- Correct the spelling of "conservation."

Mr. Ponessi opened the hearing to public comments.

Mr. Ken Harrington asked about surface water discharge offsite. Mr. Dolmetsch said there would be none in a 10-year storm.

Mr. Art Whitman reminded the board that the state's Municipal Roads General Permit will require that sections of Paran Rd. be improved to reduce erosion and sedimentation to nearby surface waters. He said the railroad should be notified of proposed drainage improvements affecting their culvert. Mr. Dolmetsch said the railroad contacted him that day. He asked if the 10-year storm was the appropriate design standard. Mr. Ponessi noted that the DRB can't require road improvements, but that conditions imposed by the road foreman would also be required by the DRB.

Mr. Day moved to close the hearing. Mr. Bidy seconded the motion, which passed 4-0-0. Mr. Ponessi described the next steps, including the 45-day period in which a decision must be issued. He reminded Mr. Dolmetsch that a final plat will be required.

The next DRB meeting will be held February 6.

Mr. Ponessi asked the audience to absent the room and moved to enter private deliberative session. Mr. Day seconded the motion, which passed 4-0-0.

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

Mr. Bidy moved to approve the preliminary subdivision plat with the following conditions:

- That the road foreman approve the curb cut application and proposed drainage systems along Paran Road.
- That Fund for North Bennington and Paran Recreation easements, if required by those entities, be shown on the plat.
- That metes and bounds for other Sage City Syndicate parcels adjoining the project site be shown.
- That "conservation" be spelled correctly.

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

The DRB recessed the deliberative session until February 6, 2019.

Mr. Bidy moved to adjourn at 8:07 p.m. Mr. Ponessi seconded the motion.