

Town of Shaftsbury Development Review Board

January 3, 2024

In person at Cole Hall and remotely via Zoom

1) Call to order

The meeting came to order at 6:02 p.m. Present were board members Mike Day (chair), Zoe Contros Kearnl, Sarah Costin, and Denny Browe. Also present were zoning administrator Shelly Stiles, applicant Bruce Knapp and, via Zoom, abutter Jan Blair.

2) Conflict of interest

No one reported a conflict of interest with any item on the agenda.

3) Sign in sheets

Sign in sheets were completed.

4) Application 23-0102, parcel 14 20 48, address 267 Daniels Road, owner Barth and Elizabeth Vander Els: two-lot subdivision.

The hearing came to order. Ms. Stiles reported that the applicant's representative, Eamon Mulligan, had notified her that morning that he was ill and would not be able to present tonight. Ms. Contros Kearnl moved to recess the hearing. Ms. Costin seconded the motion, which passed 4-0-0. The Board agreed to hear the application on January 17 if Mr. Mulligan is able to attend.

5) Application 23-0092; 137 Horton Hill Road, Shaftsbury VT 05262; owners Bruce Knapp, Dawn Evans, and Marlene Camp; parcel # 14 20 65: preliminary and final plat review, two lot subdivision.

David Spurr, surveyor, presented.

Mr. Knapp spoke. He said that since the application was filed, Ms. Evans has died. He said he notified the Town Clerk this morning.

Referring to comments made during preliminary plat review at the previous meeting, Mr. Spurr said he edited the location map to show the parcel's outline, and added abutters across the roads.

Mr. Day said the Board had already deemed the proposal a minor one, and that it seemed to be ready for preliminary and final approval.

Ms. Blair asked about the survey of her property line. Mr. Spurr volunteered and Ms. Blair agreed to walk the line with her when she is back in town in a couple of weeks. He will postpone setting the pins to that time.

Ms. Contros Kearnl moved to close the hearing. Ms. Costin seconded the motion, which passed 4-0-0.

Mr. Day noted the Board has 45 days in which to make a decision, which may be appealed with fifteen days of the decision.

6) Application # 23-0094; 107 and 143 Tunic Road, Shaftsbury VT 05262; owner Priscilla Ludwig (and Wolfgang, dec'd); parcel # 09 20 44: preliminary plat review, two lot subdivision.

Mr. Spurr presented the application.

He reminded the Board that he had asked at the previous meeting whether he might move the proposed property line. The Board discussed at that time the ramifications of such a change. He has since learned that since the estate is in probate, the originally proposed property line cannot be changed. (The family may request a boundary line adjustment later.)

Mr. Spurr said he added a driveway easement insert and will add driveway easement language to the new deed.

Referring to comments made during preliminary plat review at the previous meeting, Mr. Spurr said he added the permit number to the plat and edited the location map to show the outline of the parcel. He noted that the shed, an object of discussion earlier, is located outside the setback zone.

Ms. Contros Kearn moved to close the hearing. Ms. Costin seconded the motion, which passed 4-0-0.

Mr. Day explained the Board has 45 days in which to make a decision, which may be appealed with fifteen days of the decision.

7) Other business

The Board agreed to meet on January 17.

Ms. Contros Kearn moved to enter private deliberative session on application 23-0092. Ms. Costin seconded the motion, which passed 4-0-0.

Ms. Contros Kearn moved to leave private deliberative session on application 23-0092. Ms. Costin seconded the motion, which passed 4-0-0.

Ms. Contros Kearn moved to approve application 23-0092. Mr. Browe seconded the motion, which passed 4-0-0.

Ms. Costin moved to enter private deliberative session on application 23-0094. Ms. Contros Kearn seconded the motion, which passed 4-0-0.

Ms. Contros Kearn moved to leave private deliberative session on application 23-0094. Ms. Costin seconded the motion, which passed 4-0-0.

Ms. Costin moved to approve application 23-0094 with the condition that a sufficient description of the driveway easement be shown on the plat filed with the Town. Mr. Browe seconded the motion, which passed 4-0-0.

The meeting adjourned by acclamation at 6:50 p.m.

Notes by ZA Stiles