

**Town of Shaftsbury  
Development Review Board  
Minutes for November 4, 2009  
Recorded: C. Ponessi**

**DRB Members Present:**

Phyllis Porio, Chairman  
Bill Jakubowski  
Christopher Ponessi  
Fritz Ludwig  
Rick Mattison

**Audience Present:**

Jon Endres  
Ed Corey

**Audience Giving Testimony:**

Jon Endres  
Ed Corey  
(I did not receive a copy of the list, but I don't believe any one else spoke)

**Phyllis Porio called the meeting to order at 7:00 PM.**

**Board Members to recuse themselves:**

None

**Agenda Item 2A:**

Jon Endres presented the project overview, changes and additions to the plans.

Jon stated that he had a site walk with the chief and assistant chief of the fire department and the results of the site walk were that 15% slope was ok for short straight distances, however the width would have to be 15 feet, and Jon widened the driveway to 16 feet.

Phyllis asked about the letter from the fire chief that was requested be obtained, however Jon has not received any such letter. All other items seemed to be addressed at this time.

Bill Jakubowski made a motion to continue.

Rick Mattison seconded the motion.

No public comment.

Vote was 5-0 and the motion was passed.

**Agenda Item 2B:**

John Endres presented Tichnor four lot subdivision on North Road. This project came in again for preliminary review, as Jon Endres, moved the site driveway from the west side of the property, to the east side of the property, to aid in grading, road profiles and sight distances.

The board pretty much agreed that this was a better location, however there are still concerns that the board has that have to be satisfied.

The following comments were presented by the DRB:

- Input requested from Ron Daniels on Site Distance and Road Entrance onto North Road, they appear to meet standards, but need Ron's blessing.
- Drive from Lot A to be on Access Road? Or Maybe North Road?
- New Roadway to be flagged.
- Possible buffer (25-50 feet) on east property line abutting industrial zone. Since the access road is located here, a big discussion was made on whether this should exist. It was a 3-2 opinion that it should be left up to the owner or landowners of the lots, but would not be imposed by the DRB at this time, but still recommended to the owner.
- Ability to serve letters will be needed from normal municipal parties.
- Show grading and side slopes for the roadway.
- Stake out wells.
- Storm Water discharge to be addressed.
- Storm water construction permit 9020 to be obtained.
- Maintenance agreement for private road

Bill Jakubowski made a motion to continue hearing; preliminary is not satisfied at this time.

Chris Ponessi seconded the motion.

No Public Comment

Motion passed 5-0-0.

**Agenda Item 3A & 3B were completed at the same time:**

Ed Corey came to the table and discussed his concerns and read a prepared statement which is shown in the DRB files.

Mr. Corey is presenting his concerns that his property has been used to sell for 35 years, stating that the bulldozer for the last 2 years proves this, and is looking to have the project approved as existing, non conforming retail.

The board is not convinced that the property is currently, or in the past has continuously been used for retail sales.

The apartment/residence for the second building is also in question, it is apparent that Mr. Corey is looking for a 1,000 s.f. +/- accessory apartment for a residences that is 1,000 s.f. +/- . Zoning code states that the accessory apartment can only be 30% of the main residence, but at least 400 s.f. It does not appear that either of these can be met.

Mr. Corey is currently pursuing the possibility as permitting it as 2 main residences on 1 single property, which the board feels is his best option at this time.

**A site visit shall be made by all DRB Members prior to meeting on 11-18-09 @ 4:00 p.m., if possible.**

It is unknown at this time how many board members will be present for the site walk or the meeting.

There were many side discussions that were had by multiple parties, however not all sides could be recorded. I apologize for this.

Bill Jakubowski made a motion to continue hearing to site visit.

Rick Mattison seconded the motion.

Motion passed 5-0.

Meeting adjourned at 8:35 after many different discussions.