

Shaftsbury Development Review Board  
April 20, 2016

- 1) The meeting came to order at 7 pm. A quorum consisting of chairman Tom Huncharek, vice-chair Chris Ponessi, Michael Bidy, and Michael Day were present. Also present was zoning administrator Shelly Stiles.
- 2) Board members reported no conflicts of interest with any items on the night's agenda.
- 3) Sign in sheets were completed by attending citizens, and oaths of testimony were completed by David Spurr (application 16-9673) and Mark Onorato (application 16-9695).
- 4) Mr. Bidy moved to approve the March 16, 2016 minutes. Mr. Ponessi seconded the motion, which passed 3-0-1, with Mr. Day abstaining.
- 5) Application 16-9673, parcel 18-02-14, applicant Joyce Hall, boundary line adjustment. Mr. Spurr, a surveyor, represented the applicant. He shared a certificate of service to adjoining landowners, and the passed around the items he had given those landowners.

Mr. Spurr explained the preliminary plat to board members. After discussion, Mr. Bidy moved to accept the plat with the following changes: the location map will be changed to a scale of 1=1500', and magnetic north will be shown on the plat. Mr. Day seconded the motion, which passed 4-0. Mr. Spurr will provide the ZA with a final mylar and two paper copies for signatures and recording.

- 6) Application 16-9695, parcel 09-20-26, owner Mark Onorato, conditional use permit for home occupation.

Mr. Onorato explained that he has operated an excavating business from his home property for about ten years, but had never requested a permit for a home occupation. (He didn't know it was necessary.) A complaint from a neighbor and follow-up from the zoning administrator precipitated the application.

The board and applicant discussed the number and footprints of Mr. Onorato's various pieces of equipment and learned that together they might occupy somewhat less than 1000 s.f. (as referenced in the Town's bylaw). He explained that the equipment parking area is screened from all directions by trees, and additionally from the south by a barn.

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

Mr. Huncharek explained to the applicant the next steps in the decision-making process.

- 7) Election of officers: Mr. Ponessie moved to appoint Mr. Huncharek as chairman. Mr. Bidy seconded the motion, which passed 4-0. Mr. Huncharek moved to appoint Mr. Ponessi as vice-chairman. Mr. Bidy seconded the motion, which passed 3-0-1 (Mr. Ponessi abstaining).

- 8) Other business:

Mr. Ponessi moved to go into private deliberative session on application 16-9695. Mr. Huncharek seconded the motion, which passed 4-0.

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

Mr. Huncharek moved to approve application 16-9695 with the following conditions: that approximately ten feet of fence or live screening be installed near the northwest corner of the barn and

parallel to North Road; and, as has been required of other applicants on North Road, that loaded trucks and trucks pulling trailers must use Airport Road to access Route 7A (they may not enter Route 7A from North Road). Mr. Bidy seconded the motion, which passed 4-0.

Mr. Ponessi volunteered to write the findings.

The meeting adjourned at 8:30 p.m.

The zoning administrator will confirm and communicate to the board that no May 4 meeting will be held early in the week of April 25.

Notes taken by Shelly Stiles, zoning administrator