

Shaftsbury Development Review Board  
March 21, 2018

The meeting came to order at 8:07 pm. Present were board members Tom Huncharek (chair), Chris Ponessi, Mike Day, and Michael Biddy. Also present was zoning administrator Shelly Stiles.

Mr. Ponessi recused himself from agenda item #5 as he represents the applicant. No other conflicts of interest were reported.

The sign in sheets were shared.

Mr. Huncharek moved to approve the 2/21/18 minutes. Mr. Biddy seconded the motion. The group discussed the discussion held at that meeting regarding reviewing sketch plans for boundary line adjustments without an application. (The bylaw is ambiguous regarding the required protocol.) Mr. Ponessi said that, as one who prepares boundary line sketch plans, being able to present to the board for feedback can be very helpful. It can help save the applicant money, especially if the board finds the application unacceptable. Mr. Biddy wondered if the board should revisit the conclusion they arrived at on February 21 as it seems to be a policy change. It was agreed that the discussion as recounted in the minutes was accurately reported, but that the board will revisit the matter at a future meeting. The minutes were approved 3-0-1 with Mr. Ponessi abstaining.

Application #18-9937, boundary line adjustment, parcels XXXXX, Mark Onorato and Joshua Kurtz, North Road.

Mr. Ponessi left the board and presented the sketch plan. He said Mr. Kurtz has his home on North Road on the market. Mr. Onorato seeks to carve off a 5-acre piece from Mr. Kurtz's parcel and add it to his existing 35-acre parcel, which lies adjacent to Kurtz on the north and east. The additional land will help buffer his future house, to be sited in the northeast corner of the present 35-acre parcel. Mr. Ponessi presented copies of wastewater treatment permits for the Kurtz parcel and the Onorato parcel (the latter dating back to an earlier subdivision application that was later withdrawn). In the state's eyes, Mr. Ponessi said, everything is in order on the two parcels. No extra access is proposed and there are no easements. An existing chicken coop on the 5-acre parcel to be carved out of the Kurtz parcel will be moved onto the remaining Kurtz land, as setbacks require.

The board went through the requirements of subdivision regulations 5.4.

Mr. Ponessi will add the names of two adjoiners on the northwest (who were warned). He will also add the Route 7A R-O-W in that corner.

Mr. Ponessi will add septic and wells.

The existing hedgerows will stay.

The chicken coop will be moved.

The board agreed that a scale of 1=200' is very legible and is acceptable.

The board scanned the requirements for final plat approval. That section required no additional items not already on the plan or to be put on the plan.

Mr. Ponessi will fill in the permit # in the signature block.

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

Mr. Day moved to enter public deliberative session. Mr. Biddy seconded the motion, which passed 3-0-0. No further information was shared or requested.

Mr. Huncharek moved to come out of public deliberative session. Mr. Day seconded the motion, which passed 3-0-0.

DRAFT

Mr. Huncharek moved to approve application #18-9937. Mr. Bidy seconded the motion, which passed 3-0-0.

Other business:

The board discussed rights of ways and directional drilling.

Mr. Huncharek asked the board to review its rules and procedures in preparation for the April 4 meeting.

It was agreed that at a future meeting the subdivision regulations will be reviewed so that recommendations about them can be made to the Planning Commission.

Mr. Day moved to adjourn at 8:50 pm. Mr. Day seconded the motion which passed 3-0-0.

DRAFT