

Shaftsbury Development Review Board

October 6, 2021

Call to order

The meeting came to order at 6 p.m. Present were board members Tom Huncharek (chair), Mike Day, and Lon McClintock. Geoff Metcalfe of Keefe and Wesner Architects was also present, as was zoning administrator Shelly Stiles.

Conflict of interest

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

Sign in sheets

Mr. Metcalfe signed in.

Other business

Mr. McClintock asked if an item might be inserted in the agenda before minutes were considered. No one objected. Mr. McClintock suggested that sketch plan review discussions should simply be summarized, lest an impression be given that the board had agreed upon a course of action regarding the sketch plan. He urged the board to adopt such a policy regarding recording minutes of sketch plan review discussions. He said he thought minutes should record actions and, where necessary, the rationale for actions taken by the board. The board agreed to take up the matter at a later meeting.

Minutes

Mr. McClintock moved to table the September 15 minutes. Mr. Day seconded the motion, which passed 3-0-0.

The July 21 minutes were tabled as those present this evening didn't constitute a quorum of those present on July 21.

Sketch plan review, parcel 03 02 39, 2425 Maple Hill Road, owners Langdon and Kathy Wheeler.

Geoff Metcalfe presented a revised sketch plan, illustrating a proposal to move the house an additional 20' westward.

Mr. McClintock said he couldn't approve the sketch plan submitted as it did not provide all the information required by the bylaw. After discussion, it was agreed Mr. Metcalfe would produce a master sketch plan incorporating all requirements of subdivision regulations 5.2, and additional sheets illustrating the proposed rebuilding of the residence further westward from the road.

Mr. Metcalfe said the owners consider as significant limitations the locations of the existing wastewater system and well; the driveway; the road; and the existing use of a large part of the parcel as hay land. He said the expense of new septic, well, and driveway would be prohibitive. (It would cost thousands of dollars to extend the piping from the existing septic and well, for example.) He said the owners wanted to maintain the current cluster and minimize expenses in rebuilding.

Mr. McClintock asked that the home's dimensions be shown on the plan.

Ms. Stiles printed out a map of prime and statewide significant agricultural soils, which showed that the compound and land to the south are on prime ag soils, and that the higher open field to the west is on statewide significant soils.

Mr. McClintock said the board could not take into consideration aesthetic or historic features, or the owners' desires to start construction this autumn. Expense, however, could be considered.

Mr. McClintock wondered why the existing garage couldn't be used if the house were relocated south and west. Mr. Day asked for topography to be shown, as it could be a limiting factor.

Mr. Huncharek said the sketch plan had to be approved before the application could be submitted. The board agreed they could not approve the sketch plan with conditions. The board told Mr. Metcalfe it could not issue an opinion on whether it would look sympathetically upon a request for a variance or waiver as it was prohibited by law from doing so.

Mr. Metcalfe said he could submit a revised sketch plan package on October 20. The next meeting was tentatively scheduled for that date. Ms. Stiles will confirm that Mr. Habberfield is available then, as Mr. McClintock will be out of town.

Adjournment

Mr. Huncharek moved to adjourn the meeting at 7:07 p.m. Mr. McClintock seconded the motion.

Notes by ZA Stiles