

Minutes of the Town of Shaftsbury
Development Review Board
October 21st, 2009
COLE HALL
SHAFTSBURY, VERMONT

Board Present: Phylis Porio (Chairperson), Gary Burgess (Vice-Chair), Christopher Ponessi, David Mance.

Board Absent: Bill "Jake" Jakubowski, Fritz Ludwig, Rick Mattison.

Others Present: John Endres, Tony Zazzaro (zoning administrator), Megan Wick-Albert (recording secretary).

1. Call Meeting to Order:

Phylis Porio called the meeting to order at 7:25 PM.

2. Old Business

A. Permit #09 87 15S, GALUSHA PARCEL ID 07 20 16. 5.05. REVIEW AND FINAL APPROVAL: FOR A TWO LOT SUBDIVISION. THIS PROPERTY IS LOCATED AT 3871 ROUTE 7A.

John Endres presented all the last components of a complete permit application. He confirmed that there was a permit for the existing right of way that was issued in 1990. The septic system is ready and the permit will be submitted once everything else is approved. A letter was sent to the Historic District on September 28th. Tony Zazzaro said he talked to Norm Gronning of the Historic District and there are no issues with this permit. Chris Ponessio stated that Parcel A is not labeled on the plat. John added this on each copy of the map he presented. Dave Mance suggests a different approach to the utilities by having an underground line to avoid cutting down the treeline which is so important to so many citizens. Gary Burgess confirms this is a better idea than cutting them down to replace with utility poles. He also mentions that this could be an old town road and should be preserved until research of its history is confirmed.

Chairperson Phylis Porio asked if there is any further discussion before closing the hearing. There was none.

David Mance motioned to close the hearing. Gary Burgess seconded. Motion carried 4-0-0.

Chairperson Phylis Porio asks Dave to reiterate the conditions. Dave states that installing utilities underground would be easier and that it would be either be one pole before 270ft or would be completely underground.

David Mance motioned for final approve with the following conditions. The state will issue permits for Waste Water and Water supply within 60 days and will be indicated on the plat, an amendment to label Parcel A of the plat, utilities for Parcel A may be installed overhead for 270ft and thereafter be installed underground as well as the trees and stone walls within 50ft of the right of way on this historic road shall not be destroyed. Gary Burgess seconded. Motion carried 4-0-0.

B. Permit #09 87 51S, DOWNEY, PARCEL ID 11 02 59. 5.05. REVIEW AND FINAL APPROVAL: FOR A TWO LOT SUBDIVISION. THIS PROPERTY IS LOCATED AT 228 POTTER MONTGOMERY RD.

John Endres presented the last of his required components of a complete permit application. A Waste Water permit was issued. Class II wetlands have been confirmed and was given a conditional use permit issued in 2006. John also said there was a Curbcut permit issued in 2007. There was concern from the board of the steep part of the driveway which is at about a 12% gradient. Gary Burgess suggests asking the fire department if emergency vehicles would be able to drive up this. Dave Mance asks John to create a grading profile of the driveway.

Dave Mance motioned to continue this discussion at the next meeting. Gary Burgess seconded. Motion carried 4-0-0.

C. Permit # 09 87 52S, TICHNOR, PARCEL ID 09 20 28. 5.02. REVIEW AND APPROVAL OF PRELIMINARY PLAT: FOR A TWO LOT SUBDIVISION. THIS PROPERTY IS LOCATED ON NORTH ROAD.

John Endres presented components of this permit to the board for review. He had the well and septic plans and indicated that the right of way would be part of Parcel B. Gary Burgess confirmed this driveway has to be at 8% gradient because it has the potential to become a town road and rainwater is a high factor. There may be run-off that dumps onto the intersection below it. In addition, it needs to slope down 5" to a culvert and then back up to avoid rainwater erosion. Phylis Porio suggests a potential ditch on Parcel A that would help with the stormwater issue. Chris Ponessi suggests explaining

this issue to Tichnor before developing. Phylis also asked if a letter to the school was sent about bus stop consolidation and where they would fit in this. Septic and wells should also be indicated on the plat. Dave Mance asked John to flag the well and septic locations and will then do a site visit. There will also be a construction permit required.

Gary Burgess motioned to continue discussion of this permit. Dave Mance seconded. Motion carried 4-0-0.

3. New Business:

There was no new business at this time.

4. Other Business:

There was no other business at this time.

5. Minutes:

October 7th, 2009

David motioned to approve the minutes of October 7th, 2009 with the correction of the votes to carry the motions from 2A, 2B and 4B. Dave seconded. Motion carried 4-0-0.

6. Adjournment:

Dave Mance motioned to adjourn the meeting at 8:55pm. Gary Burgess seconded. Motion carried 4-0-0.

Respectfully Submitted,

Megan Wick-Albert