

Minutes of the Town of Shaftsbury

Development Review Board

July 15th, 2009

COLE HALL

SHAFTSBURY, VERMONT

Board Present: Phylis Porio (Chairperson), Gary Burgess (Vice-Chair), Wynn Metcalfe, Bill “Jake” Jakubowski, Christopher Ponessi, David Mance.

Board Absent: Fritz Ludwig, Rick Mattison

Others Present: John Endres, Bob Daly, Deb Daly, Jason Dolmetsch, Michael Koelker, Linda Johnson, Stephen Kaffan, Mary Hathaway-Kaffan), Megan Wick-Albert (recording secretary).

1. Call to Order

Meeting was called to order at 7:00PM.

2. Old Business

- A. PERMIT # 09 87 15S, GALUSHA PARCEL ID 07 20 16: 5.05 REVIEW AND APPROVAL OF PRELIMINARY PLAT : FOR A TWO LOT SUBDIVISION. THIS PROPERTY IS LOCATED AT ROUTE 7A

Presented by John Endres, a change of the location of the right of way was made. The sketch plan shows the entire property and all the surrounding properties will be added to this by the next meeting. The definition of the home will be changed from cabin to single family dwelling.

David Mance made motion to continue the discussion at a future meeting. Christopher Ponessi seconded. Motion carried 5-0-0.

Christopher Ponessi recused himself for the following matter.

- B. PERMIT # 09 87 20S, KAFFAN PARCEL ID 09 87 20 S: 5.04 PRELIMINARY PLAT SUBMISSION REQUIREMENTS: FOR A TWO LOT SUBDIVISION.

THIS PROPERTY IS LOCATED ON LOWER EAST AND SAWMILL ROAD.

Presented by Christopher Ponessi, a review of the two lot subdivision confirmed that there was an on-site approval by Ron, a waste water permit application is being submitted, removal of the shed located on the corner will occur, and a drainage system will be built to channel into the nearby brook. Chris will obtain a map of the areas wetlands to see if it is Class II for the next meeting.

Public Comments:

Linda Johnson had a concern about the potential for head on collisions because the location of the driveway is near a blind corner. Bob Daly stated that he remembers this happening in the exact area where the potential driveway will be put in and proposed moving it to the west. Deb Daly had a question of how close the house will be to her property because she is used to it the way that it is. Jake suggests that there be a 100ft buffer of vegetation on the property line to ensure this concern of privacy.

David Mance made motion to continue the discussion at the August 5th, 2009 meeting. Jake Jakubowski seconded. Motion carried 4-0-1.

Christopher Ponessi returns to the board.

3. Other Business

A. TOWN OF SHAFTSBURY ORDINANCE REGULATING ACCESS TO TOWN HIGHWAYS

The changes made to the town highway driveway access ordinance were reviewed and were agreeable amongst the board. Jake will incorporate the approved changes and continued review will occur at the August 5th, 2009 meeting.

B. PERMIT # 09 87 51S, DOWNEY PARCEL ID 11 02 59. 5.02 SKETCH PLAN SUBMISSION FOR A TWO LOT SUBDIVISION. THIS PROPERTY IS LOCATED AT 228 POTTER MONTGOMERY ROAD.

Presented by John Endres to subdivide two properties one with a single family home and septic system which was built to support two homes. Changes that will be made include a 50ft setback for the house, show the replacement septic area on the map, move the driveway, submit an access permit application, curbcut application, and delete deferral note from map.

David Mance made motion to classify this permit as a two-lot Minor Subdivision. Jake Jakubowski seconded. Motion carried 5-0-0.

Jake Jakubowski made motion to continue the discussion at the August 5th, 2009 meeting. Wynn Metcalf seconded. Motion carried 5-0-0.

- c. PERMIT # 09 87 52S, TICHNOR PARCEL ID 09 20 28. 5.02 SKETCH PLAN SUBMISSION FOR A FOUR LOT SUBDIVISION. THIS PROPERTY IS LOCATED ON NORTH ROAD.

John Endres presents this sketch plan and states that it was previously subdivided, there is three building lots with a septic system, a drilled well for each, is close to the landfill, but water shed is on the other side of the ridge, and adjoins an industrial district on the east property line. Endres will show the right of way and the well and septic for this property. This matter will be further discussed at the August 19th, 2009 meeting.

Jake Jakubowski made motion to classify this permit as a Major Subdivision. Wynn Metcalf seconded. Motion carried 5-0-0.

David Mance recuses himself for the following matter.

- d. PERMIT # 09 87 53S, DESAUTELS, PARCEL ID 14 20 70. 5.02 SKETCH PLAN SUBMISSION FOR A TWO LOT SUBDIVISION. THIS PROPERTY IS LOCATED AT 243 HORTON HILL ROAD.

Jason Dolmetsch who presented this matter filed for a curbcut permit, installed flared-ends, and will remove wetlands from the sketch plan, change from Lot 3 to Lot 2 will be made on the deferral note and changed to subdivision regulation standards, indicate where the mound will be and show setback for the house.

Jake Jakubowski made motion to classify this permit as a minor subdivision. Wynn Metcalf seconded seconded. Motion carried 5-0-0.

David Mance returns to the board.

4. Minutes

June 17th, 2009 Minutes

Typo of Stephen Kaffan's name was changed in 'Others Present'.

David Mance made motion to approve the June 17th, 2009 minutes. Jake Jakubowski seconded. Motion carried 5-0-0.

5. Adjournment

David Mance made motion to adjourn the meeting at 8:46PM. Wynn Metcalf seconded. Motion carried 5-0-0.

Respectfully submitted,

Megan Wick-Albert