

**Town of Shaftsbury
Development Review Board
Minutes for August 19, 2009
Recorded: C. Ponessi**

DRB Members Present:

Phyllis Porio, Chairman
Bill Jakubowski, Vice-Chairman (arrived 7:05pm)
Dave Mance
Christopher Ponessi
Fritz Ludwig
Rick Mattison

Audience Present:

Jon Endres
John & Berna McKeon
Fritz Ludwig

Audience Giving Testimony:

Jon Endres
Fritz Ludwig
(Please note that John and Berna McKeon did not sign the testimony log, but they approached the table and made comments on 3C.)

Phyllis Porio called the meeting to order at 7:00 PM.

Board Members to recuse themselves:

Fritz Ludwig, Item 3A Ludwig Subdivision
Dave Mance, Item 3A Ludwig Subdivision

Agenda Item 2A:

Jon Endres requested a continuance.
Dave Mance made a motion to continue.
Rick Mattison seconded the motion.
No public comment.

Vote was 5-0 and the motion was passed. (Jake was absent for this vote)

Agenda Item 2B:

John Endres presented Tichnor four lot subdivision on North Road.

The following comments were presented by the DRB:

- Input requested from Ron Daniels on Site Distance and Road Entrance onto North Road.
- Drive from Lot A to be on Access Road.
- East side of proposed ROW to be flagged.
- Spring on Dailey's Property to be located.
- Possible buffer (25-50 feet) on east property line abutting industrial zone.
- Ability to serve letters will be needed from normal municipal parties.
- Show utility poles on North Road.

Dave Mance made a motion to continue hearing.

Bill Jakubowski seconded the motion.

Motion passed 6-0.

Agenda Item 2B:

John Endres presented Downey two lot subdivision on Potter Montgomery Road.

The following comments were presented by the DRB:

- Driveway permit required.
- Provide wetland letter.
- WW permit needed.
- 150' frontage not met, but decided it was not necessary for this subdivision.
- Fire / Rescue letter requested for proper services, or drive less than 12%.
- Show zoning setback lines.
- Show utilities access, easement, etc. for the new lot. May cross McKeon property which may be a problem.

A site visit shall be made by all DRB Members prior to meeting on 9-2-09.

Bill Jakubowski made a motion to continue hearing.

Chris Ponessi seconded the motion.

Motion passed 6-0.

Phyllis Porio changed the order of the agenda.

Agenda Item 4A has been postponed prior to meeting.

Agenda Item 4B. New conditions for fences, buildings, plantings in ROW to be sent back to planning.

Dave Mance and Fritz Ludwig now recused themselves.

Agenda Item 3A:

Fritz Ludwig presented a 2 lot subdivision of his property on Route 7A and West Mtn. Road.

The following comments were presented by the DRB:

- Add all adjacent land owners
- Possible 50' ROW on north side of new 2 acre lot.

- Required AOT letter of intent for access.
- Require Historical Society comments.

Chris Ponessi made a motion to classify subdivision as a minor.
Bill Jakubowski seconded the motion.
Motion passed 4-0.

Bill Jakubowski made a motion to schedule project for 9-16-09.
Rick Mattison seconded the motion.
Motion passed 4-0.

Meeting adjourned at 8:35 after many different discussions.