

**Shaftsbury
Development Review Board
Town Hall at Buck Hill Road**

August 3, 2011

Members Present: Phylis Porio (Chair), Gary Burgess (Vice Chair), David Mance, Fritz Ludwig, Bill Jakubowski, Chris Ponessi, Bob Holmes

Members Absent: None

Others Present: Steven Peckham, Jay Coonradt, James Harwood, Jason Dolmetsch, Robin Tichnor, David Mance, Suzanne Bushee (Zoning Administrator), Bob Whitney (recording Clerk). Others as listed on attendance sheet on file in town clerk's office.

1. Call to Order: Chair Phylis Porio called this meeting of the Shaftsbury Development Review Board to order at 7:00 p.m.

2. Conflict of Interest Statement: David Mance and Fritz Ludwig are both recused in relation to the Tichnor application item 5A, only.

3. Executive Session: Personnel matters.

Bob Holmes made a motion to move this item to the end of the meeting and Gary Burgess seconded. All in favor 7-0-0.

4. Old Business:

A. Permit #11 91 08: Chris Bucknall, current owner; Steven Peckham, buyer, Property ID: 18 02 07.1, Conditional Use 3.5 and 4.1 Rural Residence of the Town's Bylaws. Permit usage of acreage for a beagle club. This property is located at 1988 East Road. Continued hearing from July 6th for review of parking lot, fence and gate locations and the permit for bridge.

Steven Peckham testifying on Permit # 11 91 08. Steven handed copies of the most recent site plan to the board members. This new site plan had corrections that were requested at the July 20, 2011 board meeting. There were no comments from the members of the public present.

David Mance made a motion to close the hearing on Permit #11 91 08 and Bill Jakubowski seconded. All in favor 7-0-0.

David made a motion to take this application into deliberative session and Fritz Ludwig seconded. All in favor, 7-0-0.

B. Permit #11 91 34: Shaftsbury Elementary School is proposing a storage shed & parking area at 150 Buck Hill Road, Parcel ID #17 22 23. Bylaws 3.5 Conditional Use, 3.6 Site Development Plan and 4.1 Rural Residence District.

James Harwood and Jay Coonradt testifying for Permit #11 91 34. A letter from Chief Joseph Vadakin of the Shaftsbury Fire Department was introduced. James said that he has received the State permit. There were no comments from the public present.

David made a motion to close the hearing on Permit #11 91 34 and Fritz seconded. All in favor 7-0-0.

Chris Ponessi made a motion to take this application into deliberative session and Fritz seconded. All in favor 7-0-0.

David and Fritz recused themselves for the next matter and left the area.

5. New Business:

A. Permit #11 91 28: Robin Tichnor, owner, Property ID 08 20 34, Site Development Plan/Sketch Plan 3.6 of the Town Bylaws. Subdivision of 12.18 acres. This property is located at 453 West Mountain Road.

Jason Dolmetsch and Robin Tichnor testifying for Permit #11 91 28. A letter from the Shaftsbury Fire Department was introduced. Jason said that the required permits should be ready for the next meeting and requested a continuance until that time (August 17, 2011). There were no comments from the public present.

Bob made a motion to continue this hearing at the next DRB meeting and Gary seconded. All in favor 5-0-2.

David and Fritz returned to the meeting.

6. Curb Cut: Bucknall application for access to beagle club parking area.

David made a motion to approve the curb cut conditional on Permit #11 91 08 approval. Bob seconded the motion. All in favor, 7-0-0.

7. Minutes: July 6, 2011 and July 20, 2011:

Gary made a motion to accept the July 6, 2011 Minutes as amended and Fritz seconded. The motion passed 6-0-1.

Jake made a motion to approve the Minutes of July 20, 2011 as amended and Bob seconded. The motion passed 4-0-3.

8. Other Business: None.

9. Decisions to be signed: None.

A motion to go into Executive Session at 7:45 p.m. was made by David and Chris seconded. All in favor 7-0-0.

10. Executive Session:

Gary made a motion to leave Executive Session at 8:00 p.m. and Bob seconded. All in favor 7-0-0.

David made a motion to enter into Deliberative Session at 8:01 P.M. and Chris seconded. All in favor 7-0-0.

11. Deliberative Session:

Gary made a motion to leave Deliberative Session at 8:25 P.M. and Fritz seconded. All in favor 7-0-0.

David made a motion to continue the Deliberative Session on Permit #11 91 08 to the next session and Gary seconded. The motion passed 7-0-0.

Gary made a motion to approve Permit #11 91 34 with the condition that approximate limits of ledge and bottom bank be removed from the site plan and the parking no closer than 5' to the property line. Jake seconded the motion. All in favor 7-0-0.

12. Adjournment:

At 8:31 p.m. Gary made a motion to adjourn this meeting of the Shaftsbury Development Review Board and David seconded. All in favor 7-0-0. The next meeting is scheduled for August 17, 2011.

Respectfully submitted,

Bob Whitney

