

Shaftsbury Development Review Board

Shaftsbury Town Hall

61 Buck Hill Road

April 3, 2013 at 7:00 pm

Members present: Megan Donckers (Chair), Tom Huncharek, David Mance, Mitchell Race, Jay Palmer (alternate), Michael Bidy (alternate)

Members absent: Chris Ponessi (Vice Chair)

Others present: Tyler Yandow (Zoning Administrator), Sandra Mangsen (Recording Clerk), Jeri Schoof

1. Call to order.

Megan Donckers called the meeting to order at 7:13 pm and established that a quorum board was available.

2. Conflict

David Mance recused himself from item 5 on the Agenda.

3. Sign in sheets

Sign in sheets were available.

4. Minutes of meeting of March 20, 2013.

Motion. To approve the minutes of March 20, 2013, as corrected. Moved by David Mance; seconded by Tom Huncharek. Carried unanimously.

5. Sketch plan review – 3-lot subdivision. Applicant: Sage City Syndicate inc. Location: Tax map # 16-23-35, Paran Rd. and McCarthy Acres Rd. Sketch Plan review per Subdivision Regulations section 5.01 and 5.02

David Mance spoke about the application, presented the site plan, and responded to questions from DRB members.

There was some discussion about the particular designations VR10, VR20 and VR80. The designation for the lots in question is VR10, since they have public water. Tom Huncharek pointed that the relevant tables in the zoning handbook need clarification.

Motion. To classify the subdivision as minor. Moved by Tom Huncharek; seconded by Mitchell Race. Carried 5-0-0.

A Public Hearing will be scheduled for May 1, 2013. DRB members wishing to visit the site will do so individually.

6. In house training

Megan Donckers clarified some aspects of the subdivision regulations and DRB procedures, especially for the benefit of the newly appointed members and alternates.

7. Public comment

There were no public comments.

8. Other business.

Megan Donckers announced that a meeting with the town's web site designer has been scheduled for Friday, April 5, at 1:30. Members are encouraged to attend.

Tom Huncharek asked for clarification of the role of the Development Review Board in evaluating plans for development on state or community owned sites.

The main question is whether there is any possibility of rejecting such a proposal, rather than simply making recommendations.

9. Adjournment

Motion. To adjourn the meeting. Moved by Tom Huncharek; seconded by Jay Palmer. Carried unanimously.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Sandra Mangsen
(Recording Clerk)