

Shaftsbury Development Review Board
July 5, 2017

- 1) The meeting came to order at 7:10 p.m. Present were board members Tom Huncharek (chair) and Michael Bidy, and alternate Jay Palmer. Michael Day and Chris Ponessi were absent. Zoning administrator Shelly Stiles was also present.
- 2) Board members reported they had no conflicts of interest with any issues on the agenda.
- 3) Sign in sheets were passed around and signed by Dave Mance and Phil and Julia Hoar.
- 4) Mr. Bidy moved to approve the June 7, 2017 minutes. Mr. Palmer seconded the motion. Mr. Bidy pointed out two errors in the minutes, which were corrected. The amended minutes were approved 3-0-0.
- 5) Application 17-9836, Phil and Julia Hoar, two lot subdivision.

Mr. Huncharek pointed out that the bylaw stipulates that the DRB decides whether the application constitutes a "major" or "minor" subdivision, not the applicant or his/her representative (as was the case with this application). The board agreed that this is a major subdivision.

The board proceeded to review of the plat per 5.4 of the subdivision bylaw. Mr. Hoar said he wants to subdivide to build another house on the second parcel. He said he'd received a letter from DEC Wastewater indicating a permit for the new parcel would be published around July 6, 2017. The letter was copied and added to the file.

Mr. Hoar submitted a statement that he'd notified his abutters of the hearing in a timely fashion.

Mr. Hoar offered a plan locating the proposed well and septic.

The Board discussed whether the "old road" falling on Mattison's property is an "ancient road." Mr. Hoar said that road is now largely overgrown. Mr. Mance said that no documents were found to indicate that the "woods road" shown on the plan is an ancient road. He pointed out at the Stanley Road, to which it connects, is not a public road.

The Board asked in what way activities in the "restricted area" are restricted. Mr. Hoar said he didn't know.

Mr. Palmer moved to close the hearing on 17-9836. Mr. Bidy seconded the motion, which passed 3-0-0.

Next steps were discussed. The hearing on the final plat will be held August 2, 2017. Mr. Hoar will share the warning with his abutters.

- 6) Other business. Ms. Stiles said there is no business for the July 19 meeting.

Mr. Huncharek moved to enter private deliberative session. Mr. Bidy seconded the motion, which passed, 3-0-0.

Mr. Bidy moved to leave deliberative session. Mr. Huncharek seconded the motion, which passed 3-0-0.

Mr. Huncharek moved to accept the preliminary plant as submitted, and said the final plat must meet the conditions in section 5.6 of the bylaw as well as the following additional conditions:

- Show wooded areas.
- Show the locations of the existing septic and well.
- Explain what "restricted" means. Book 94 p. 458 references this condition.
- Update and correct abutters' names.
- Add contour lines.

- Provide perc test results and a copy of the WWT plan.
- Show the “pond house” and access to it.
- Show how the pond empties into the stream, with dimensions of the exit pipe (if any).
- Show the proposed driveway to lot 1.
- Produce a maintenance agreement for the shared portion of the driveway.
- Show the old road from the NW corner of the Mattison property along the south side of the stream to the Bacchi property.

Mr. Bidy seconded the motion, which passed 3-0-0.

Mr. Bidy moved to adjourn at 9 pm. Mr. Huncharek seconded the motion, which passed 3-0-0.

Notes by ZA Stiles.