

Minutes of the Town of Shaftsbury
Development Review Board

June 2nd, 2010

COLE HALL

SHAFTSBURY, VERMONT

Board Present: Phylis Porio (Chairperson), Gary Burgess (Vice-Chair), Bill “Jake” Jakubowski, David Mance, Rick Mattison.

Board Absent: Christopher Ponessi, Fritz Ludwig.

Others Present: Angela Griffis, Paul Harmond, Megan Wick-Albert (recording secretary).

1. Call Meeting to Order:

Phylis Porio called the meeting to order at 7:02 PM.

2. Conflict of Interest Statement

No conflict of interest perceived.

3. Other Business

Curb cuts:

Griffis:

Dave motioned to put discussion of this matter at the end of the agenda. Gary Burgess seconded.

Motion approved 4-0-0.

Flanders: This curb cut is for access to a shed. Paul Harmond presented the matter for his girlfriend, the property owner. He provided the board with pictures taken from 15 ft into the driveway facing East Road. The board will make individual site visits before ruling on the curb cut.

4. Subdivision regulations:

Dave- Water supply and wastewater disposal:

Dave reviewed and made changes to Section 4.02. In item 1, “If applicable” was removed, “permit or” was added, “and/or deferral of permit” was also removed. Under item 2 “approved by the Shaftsbury Building Inspector” was replaced by “ the Shaftsbury DRB”. The design shall meet the requirements of “EPR Chapter 1” was changed. Three lines from the end of item 2, “in writing to the Commission” is changed to “the Zoning Administrator”. In item 3, the reference to Chapter 21 of the EPR was questioned. Dave will confirm this and send to the board.

Jake-Section 5.07:

Jake stated that the language of the section was good, but needed to check the Section number in the updated copy of the bylaws to confirm this.

Discussion relating to open space, affordability and density bonus:

According to the April 7th, 2010 minutes, Chris Williams suggested a different percentage of density bonus. It doesn't work to benefit anyone as it stands now. It would be ideal to identify potential lots for this and how to approach lots next to it in terms of opening them up as well. It was mentioned to look at adaptive re-use where municipal infrastructure is in place. Dave stated he would inquire about examples of this from BCRC to see how this would work. Dave agreed that an increase of density bonus would encourage this. Phylis said Norm asked about an update on this matter. She will email him to tell him that this is still in discussion and suggest referencing to current regulations.

5. Minutes

May 7th, 2010

Dave Mance motioned to approve the minutes of May 7th, 2010. Jake Jakubowski seconded. Motion approved 4-0-0.

May 19th, 2010

Could not be approved at this time.

6. Adjournment

Jake Jakubowski motioned to close the meeting at 8:05pm. Dave seconded. Motion approved 4-0-0.

6. Deliberative session

Jake Jakubowski motioned to enter deliberative session at 8:05pm. Gary Burgess seconded. Motion approved 4-0-0.

Respectfully submitted,
Megan Wick-Albert