

Development Review Board
Shaftsbury Town Hall
Buck Hill Rd
March 16, 2011

Present: Gary Burgess (Vice-Chair), Fritz Ludwig, Bob Holmes, Jake Jakubowski, Chris Ponessi (present for item #7 only)

Absent: Phylis Porio, David Mance

Others Present: Peter Simoneau, Brian Lent, Suzanne Bushee (Zoning Administrator), Bob Whitney (Recording Clerk)

1. Call to Order: This meeting of the Shaftsbury Development Review Board was called to order by Gary Burgess at 7:00 p.m.

2. Conflict of Interest Statement: None

3. Old Business: None

4. New Business: Permit # 11 89 93: Wm. E. Dailey/Peckham Ind., site plan approval and variance for building height. 6.4 Industrial District; Property ID #15 20 37.

Peter Simoneau and Brian Lent testified for the applicant. Gary asked them if the adjoining property owners had been notified. They answered in the affirmative and gave written proof to the board. Sections 8.6.1 through 8.6.6 cover variances in the Town of Shaftsbury and the board now asked how the proposed variance for building height complies with those sections. Peter and Brian replied that the modification would allow the plant to become more efficient by reducing the time needed for trucks to sit and wait, the silo will be painted green to allow it to blend in, other alternatives were considered but rejected, the proposed variance will not change the character of the area, the proposed change is the minimum necessary, no noxious gases, smoke or dust will be released.

Jake made a motion to close the hearing and seconded by Fritz. All in favor 4-0-0.

5. Curb Cut: Permit # 10 89 82: Adam Brimmer; parcel ID: 18 01 34.43.6 Site development plan. Suzanne and Ron Daniels looked at the area in question. Ron approved with an 18" culvert required. It was the sense of the DRB to have a look at Lot 4. Board members will visit the area individually.

1. Other Business: None

2. Minutes: March 2, 2011 - Approved 4-0-1.

6. Decisions to be signed: Shaftsbury Historical Society; parcel ID #07-20-17 3.5 Conditional use; permit #10 89 87. Decision signed by Gary Burgess with the following conditions:

a. The entrance shall conform to AOT Detail C with 24' width and 20' radius and pave to property line.

b. The House shall be mixed use with 2 rooms and a bath for caretaker; balance of rooms for museum.

c. The Cow Barn shall be used for the Stanley Tool Collection.

d. The Hay Barn shall be used for early indigenous artifacts.

e. Parking shall be as shown on the site plan.

f. The property shall be in compliance with the Fire Prevention Inspection dated 2/28/2011.

G. Port-a-potties shall be required for events hosting more than 50 people and is suggested for events of 25 people.

h. A sign permit is required for new and/or replacement signs.

7. Deliberative Session: Fritz made a motion to enter into deliberative session and Jake seconded. Entered into at 7:42 p.m. Exited at ?.

8. Adjournment: Motion made to adjourn by ? and seconded by ?. Meeting adjourned at ?.

Respectfully Submitted.
Bob Whitney