

Shaftsbury Development Review Board
61 Buck Hill Rd.
Shaftsbury VT.

Meeting Minutes
December 17, 2014

- 1) The meeting was called to order at 7:05 pm. Present were board members Huncharek, Biddy, and Donckers and alternate members Day and Palmer.
- 2) Conflict of interest: none
Alternate board members Day and Palmer joined the hearing.
- 3) Mr. Huncharek asked members of the public to sign in on the sign-in sheet, which was passed around.
- 4) November 5, 2014 minutes: Biddy moved to accept; Day seconded. Passed 4-0-1.
- 5) Application 14-9526, Subdivision application, Marion Cross. ZA reported the application has not been signed yet; attorney review has been delayed. Biddy moved to postpone hearing to January 7, 2015. Donckers seconded. Passed 5-0. ZA will notify applicant's representative.
- 6) Application #14-9533, Fund for North Bennington.

Rob Woolmington of the Fund introduced other Fund representatives Joe McGinnis, Bob Howe, and Matt Morse.

Mr. Woolmington gave an overview. The Fund has an easement, codified in a VTrans permit, to access Fund property via lands of the Robert Frost Museum. While formerly the Museum provided spaces to Fund visitors in the Museum parking lot, that arrangement is coming to an end. The Fund therefore needs to construct new parking and proposes to access it as permitted by the easement. Mr. Woolmington stated his opinion that the application could have been approved by the Town ZA, and that this situation is not a "shared parking" facility as described in the Bylaw Section 7.3.6.

Mr. Morse said with help from surveyor Dave Mance that he has sited the proposed driveway within the easement area, with a 30' setback on either side. The lot will be 60' long by 40' wide, gravel to a depth of about 15", with a culvert at the entrance. There will be no lighting, no demarcation of parking spaces. A new connection to the existing trail will be brush-hogged from the parking lot.

Carole Thompson of the Robert Frost Museum spoke regarding the Museum's reasons for ending the former agreement regarding use of their parking lot, and her concerns regarding the application, which are:

- The placement of the left hand turn (heading west) on the driveway would seem to threaten the stability of their paved apron, and it looks like it will require significant filling.
- What are the dimensions of the driveway on the Museum property?

- What materials will be used and how will the driveway be graded into the Museum's drive?

Mr. Morse clarified that the left turn will begin well west of the paved apron.

Craig Markrow of the Board of the Museum spoke. He requested a better sketch than that presented, with dimensions and the culvert elevation. He said there is a decorative split rail fence on the property. The westernmost post might be a good place to put the centerline of the left turn.

Thompson noted that the fencepost was west of the gate, and that if construction were to occur now her volunteers wouldn't be able to replace the gate in frozen ground.

Morse volunteered to pull the existing posts and auger holes for the new post locations at no cost to the Museum.

McGinnis said the driveway would be about 22' wide. He submitted proof that the abutters had been notified of the hearing.

Day opined that Bylaw 7.3.1.1 was sufficient rationale for a DRB hearing on the issue.

Palmer moved and Day seconded that the hearing be recessed to January 7, 2015. After discussion, Palmer rescinded the motion.

Donckers moved to close the hearing. Bidy seconded. Passed 5-0.

Donckers move to open public deliberation. Day seconded. Passed 5-0. After discussion, Donckers moved and Palmer seconded to approve the application with the following conditions:

- Clearly visible signs indicating parking for the trail system and for the Museum, and how to get to that parking, will be placed.
- A detailed sketch of the proposed driveway, parking lot, and location of signs shall be prepared.
- An agreement by both parties to the above conditions shall be signed and recorded with the Town Clerk.

Donckers moved and Bidy seconded moving out of public deliberation.

7) Other business

- The board revised the July 16, 2014 minutes to reflect a 4-0 vote to approve the subdivision permit application submitted by the Arlotta family. That vote was recorded on the permit document but was omitted from the minutes. Palmer moved and Day seconded to so amend the minutes. Passed 3-0-2. Huncharek signed the permit and the mylar.
- The board followed up on permit applications #13-9405 and 14-9499 and asked the ZA to consider visiting those parcels.
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Huncharek moved and Palmer seconded adjourning the meeting at 9 p.m. Passed 5-0.

Minutes transcribed by Shelly Stiles, zoning administrator