

**Shaftsbury Development Review Board
Minutes of the Meeting Held October 7, 2015**

- 1) 7:00 p.m. The meeting was called to order by Mr. Huncharek. Present were board members Michael Bidy, Megan Donckers, and Chris Ponessi, and alternates Michael Day and Jay Palmer. Mr. Palmer was called to the table. Mr. Day remained in the audience. Mr. Mance was absent. ZA Shelly Stiles also attended.
- 2) Conflicts of interest: there were none.
- 3) Sign in sheets were passed around and were signed by Steven Churco, Henry Sausville, Wendy Dickie, and Sarah Wilson.
- 4) Approval of September 16, 2015 minutes. After discussion, the minutes were amended to include a reference to the finding of fact on application 15-9591 for a clarification of conditions. Mr. Bidy moved to approve the minutes as amended. Ms. Donckers seconded the motion, which passed 5-0. Mr. Huncharek signed the minutes.
- 5) Application #15-9600: Applicant Steven Churco, parcel # 18-01-25.4, variance to the side yard requirement in accordance with Bylaw sections 3.4.1.4 and 8.6 in a RR 40/Rec zone.

Mr. Churco explained that he wished to build a garage within 18' of his property line, requiring a variance of 7'. He presented proof of notification of abutters, and stated he'd met with the neighbor nearest the proposed garage, who indicated his approval of the proposal. After clarifying questioning, Mr. Churco amended his original application to better portray the proposed roof height.

The board reviewed his application in the context of the Bylaw. It was noted that the house and driveway have already been built; that the septic field is on the only flat place on the other side of the house; that he hoped to install electricity but not heat in the garage.

Ms. Donckers moved to close the hearing. Mr. Palmer seconded. The motion passed 5-0.

- 6) Application # 15-9606: Applicants Daniel and Catherine Dickie, Wendy Dickie, and Henry Sausville, parcels # 11-02-07 and 11-02-07.1: review of sketch plan to proceed with Boundary Line Adjustment per Subdivision Regulations section 5.1 in RR 200 zone.

Ms. Dickie and Mr. Sausville explained that they wished to move the boundary line to coincide with an existing stone wall, thereby making possible the use of an abutting field. The properties were created by subdivision of the Breslin estate in about 1994. The original boundary line was created arbitrarily. The new lot line is located more than 500 feet from the septic field. It was discovered that abutter Gramhofer had not been notified (the ZA had given the applicant's attorney an inaccurate list of abutters).

The board reviewed the application in the context of the regulation.

It was noted that the vicinity map needed to be revised to be at a scale of 1:1500.

The board asked the applicants to secure from Mr. Gramhofer a signed statement that he waived his rights to the 15-day notice of hearing.

The applicants were asked to return on October 21, 2015 with Mr. Gramhofer's statement, a mylar, and 3 copies of the plan.

Mr. Ponessi moved to recess the hearing to October 21, 2015. Ms. Donckers seconded the motion, which passed 5-0.

7) Other business

- The board agreed that hand delivery of notification is acceptable.
- Mr. Huncharek signed the findings of fact for applications #15-9754 and #15-9591.
- Members of the board mentioned two possible zoning violations to the ZA.
- Mr. Huncharek moved to enter private deliberative session on application # 15-9600. Ms. Donckers seconded the motion, which passed 5-0. The board discussed the application. Mr. Huncharek moved to leave deliberative session. Ms. Donckers seconded the motion, which passed 5-0.

Mr. Ponessi moved to approve a variance of 7' from the property line while maintaining the hedgerow between the Churco property and that of the nearest neighbor to the north. Ms. Donckers seconded the motion, which passed 5-0. Ms. Donckers will write the findings of fact.

- At 8:15 pm Mr. Huncharek moved to adjourn. Mr. Ponessi seconded. The motion passed by acclamation.

Minutes by ZA Shelly Stiles