

**Shaftsbury Development Review Board
Minutes of the Meeting Held October 21, 2015**

- 1) 7:00 p.m. The meeting was called to order by Mr. Huncharek. Present were board members Michael Bidy and Megan Donckers, and alternates Michael Day and Jay Palmer. Mr. Day and Mr. Palmer were called to the table. Mr. Mance and Mr. Ponessi were absent. ZA Shelly Stiles also attended.
- 2) Conflicts of interest: there were none.
- 3) Sign in sheets were passed around and were signed by Henry Sausville, Wendy Dickie, Eamon Mulligan, and Andrew Hughes.
- 4) Approval of October 7, 2015 minutes. Ms. Donckers moved and Mr. Palmer seconded approving the minutes. The motion passed 5-0-0.
- 5) 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.

Eamon Mulligan of MSK Engineering and Design presented a mylar signed by David Mance on behalf of the applicants. The mylar's vicinity map was at a scale of 1:1500, as the DRB had requested at its October 7, 2015 meeting. A statement waiving his rights to a 15-day hearing notice signed by Mr. Jon Gramhofer was presented to the board, as it had requested at the October 7, 2015 meeting. Ms. Donckers moved to close the hearing. Mr. Day seconded the motion, which passed 4-0-1, with Mr. Day abstaining. Mr. Huncharek outlined the timeline going forward for the applicants.

- 6) Application #15-9612: Applicant Andrew Hughes, parcel # 16-22-15, variance to the side yard and rear yard requirements in accordance with Bylaw sections 3.4.1.4 and 8.6 in an RR 40 zone.

Mr. Hughes presented his request to place a 12' x 16' shed in his yard in Paran Acres inside both the side and rear setback lines. Mr. Hughes provided a notice to abutters which had been signed by all his neighbors. At the board's request, Mr. Hughes also signed the statement attesting he'd shared the notice with the adjoiners no later than October 6, 2015. He said he planned to remove an existing metal shed.

The board went through 8.6.2-8.6.6 of the Subdivision Regulations with the applicant. Mr. Hughes said he could put the shed elsewhere but because he parcel is so small, any siting in compliance with the setback requirements would be in the middle of his yard. (The lot is pre-existing, nonconforming.) He pointed out a drainage swale in one corner, and his septic tank and leach field near the center of the parcel. After discussion re alternative locations, their benefits and drawbacks, the board and Mr. Hughes agreed to entertain siting the shed 25' from the back lot line, and 10' from the side lot line to avoid the leach field. Mr. Hughes agreed to provide the board with a sketch showing such a siting and the location of the septic tank and leach field at the November 4, 2015 DRB meeting.

Mr. Day moved to recess the hearing. Ms. Donckers seconded the motion, which passed 5-0-0.

7) Other business

- The findings of fact on application #15-9600 was reviewed (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). The draft was edited to reflect Mr. Day's "aye" and Mr. Huncharek signed the document.
- Mr. Huncharek moved to enter private deliberative session on application # 15-9606, a boundary line adjustment. Ms. Donckers seconded the motion, which passed 5-0-0. After discussion, Ms. Donckers moved to approve the request. Mr. Huncharek seconded the motion, which passed 5-0-0. It was discovered there was no signature line on the mylar. ZA Stiles will ask Eamon Mulligan to provide it, and will deliver the mylar to Mr. Huncharek for his signature.
- At 8:15 pm Mr. Huncharek moved to adjourn. Mr. Palmer seconded the motion, which passed by acclamation.

Minutes by ZA Shelly Stiles