

Shaftsbury Development Review Board
September 19, 2018

- 1) The meeting came to order at 7 pm. Present were board members Tom Huncharek (chair), Chris Ponessi, Michael Day, and Michael Bidy. Also present was zoning administrator Shelly Stiles.
- 2) No one reported a conflict of interest with any item on the agenda.
- 3) Sign in sheets were passed around to members of the audience.
- 4) Mr. Huncharek moved to approve the September 9 minutes. Mr. Bidy seconded the motion, which passed 4-0-0.
- 5) Sketch plan review, boundary line adjustment, parcels 07 20 45 (Yolanda Barry) and 07 20 45 (Viola Myers), 4492 and 4714 VT Rte. 7A

Mr. Paul Greineder presented the sketch plan. The proposal is to reduce the Myers lot from about 36 acres to about 11.3, and to enlarge the Barry lot from about 2 acres to 24.7 acres. No development is proposed. No wastewater treatment permit is needed because per state subdivision regulations the boundary line is at least 500' from the footprint of the building on the larger lot, and the smaller lot is being increased in size. Ms. Myers described an abandoned dug well, and a neighbor's well on her property on which an easement is held. Mr. Huncharek moved to accept the sketch plan with no changes. Mr. Day seconded the motion, which passed 4-0-0. The preliminary and final plats will be reviewed at the October 17 meeting.

- 6) Sketch Plan Review, proposed subdivision plan, Shires Housing, parcel 16 23 35 (Sage City Syndicate), Paran Road. Mr. Jason Dolmetsch presented the plan. He said it calls for twenty two units, with an entrance on Paran Road, in a VR district. The project is to be developed under the town's open space subdivision regulations (which can combine site plan review with the subdivision permitting process). The parcel was subdivided earlier. Two of the parcels created in that subdivision will remain. The bulk of the remainder will be divided into conservation lands and development lands.

Proposed development was moved to the SE corner of the project site to minimize the use of Paran Road by residents of the new project. Shires Housing will pave Paran Road from the project entrance to the pavement at the North Bennington line.

Shires Housing is requesting a density bonus to 22 from 18 units. It is conserving more than the minimum required – about 40% of the lot area.

Shires has an option to buy the existing Rice inholding. Structures on it will be torn down. There are no easements on the property.

Citizens commented on the proposal. Tim Scoggins said the changes proposed reflect how seriously Shires Housing has taken the comments made at public hearings and meetings. Carl Korman strongly endorsed the project. Tyler Resch said it is needed in the community. Jim Cormier said it is great that Shires will be paving some of the road and repairing the sidewalk. Mr. Dolmetsch noted that the paved section will be short, about 100 feet long. It will remain a town asset. Shires will maintain internal facilities such as the sidewalk.

Mr. Dolmetsch said the project will be connected to municipal water and sewer. Stormwater will be managed on site by means yet to be determined. (The soils are "highly infiltrative.")

Mr. Huncharek moved to approve the sketch plan. Mr. Bidy seconded the motion. After discussion, Mr. Day moved to amend the motion that the project be approved under the open space subdivision regulation. Mr. Huncharek seconded the motion, which passed 4-0-0.

- 7) In other business, the October 3 meeting will be cancelled for lack of business.

Chris Williams, chair of the Planning Commission, described the status of the Table of Uses in the bylaw. He reported that the PC is considering deleting the table altogether, or replacing the

"x's with dashes, to indicate there is no reference to that use in the bylaw. DRB members agreed that both were acceptable options.

Mr. Huncharek moved to adjourn at 7:45 p. Mr. Biddy seconded the motion.

Notes by ZA Stiles.