

Shaftsbury DRB meeting

February 16, 2022

Call to order

The meeting came to order remotely via the Zoom platform at 6 p.m. Present were board members Tom Huncharek (chair), Lon McClintock, Mike Day, and Tedd Habberfield. Zoning administrator Shelly Stiles was also present. Chris Ponessi, PE, was also present.

Conflict of interest

No one reported a conflict of interest with any item on the agenda.

Minutes

Mr. McClintock moved to approve the December 12, 2021 minutes. Mr. Day seconded the motion. Mr. McClintock asked that, going forward, "square feet" be represented by the abbreviation "sq. ft." By roll call vote the motion passed 3-0-1, with Mr. Habberfield abstaining.

Sketch plan review

Mr. Ponessi presented a subdivision sketch plan for parcel 14 20 76, 1524 Myers Road, in zone R80, owners Richard Hein and Julia Walker. The property is the former Kimberly Farms. Located on the property at present are a residence and several agricultural structures, all accessed by a loop driveway off Myers Rd. There are two mapped wetlands on the site, one of which is a pond. The subdivision would create a new 4+ acre on the east, leaving an 18.65 acre parcel containing existing buildings.

Mr. Ponessi is working on the wastewater/potable water permit for the new parcel. It calls for a mound system. Mound systems don't require replacement systems. The existing systems would be exempt from permit requirements as the residence is more than 500' from Myers Road. The proposed locations of the new systems with their protection areas are shown on the sketch plan.

The new residence would be served by a driveway located near the eastern property line.

A new utility pole would be placed in the southeast corner of the new parcel. From there to the residence, utility lines would be laid underground.

The minimum required lot width is 150'; proposed width is 250'. Depth is 650'±. The zoning setback and wetland buffers are shown on the sketch plan. All structures and systems are appropriately sited outside the setback zones.

This is the first subdivision proposed for the property.

Board members requested that the proposed boundary line be made more obvious. A vicinity map of 1:1000 is on the plan. The notes section will be completed. Abutters will be shown on the preliminary plat.

Mr. Huncharek moved to classify the subdivision as "minor." Mr. McClintock seconded the motion, which by roll call vote was approved 4-0-0.

Other business

A hearing on a variance request for a barn in the R200 zone on Maple Hill Road is scheduled for March 2. Mr. Huncharek will be away, but will attend via Zoom.

Mr. Huncharek reminded the board that officers will need to be appointed and Rules and Procedures adopted shortly after Town meeting. Mr. Huncharek said he would be glad to continue to serve as chairman. Mr. Day would be glad to continue to serve as vice-chair.

At 6:30 p.m., Mr. Huncharek moved to adjourn. Mr. Day seconded the motion, which passed by acclamation.

Notes by ZA Stiles.