

Shaftsbury Development Review Board

March 2, 2022

Call to order

The meeting came to order remotely via the Zoom platform at 6:03 p.m. Present were board members Tom Huncharek (chair), Lon McClintock, Mike Day, and Tedd Habberfield. Also present was zoning administrator Shelly Stiles and applicant Michael Gardner.

Conflict of Interest

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

Approval of Minutes – February 16, 2022

Mr. Huncharek moved to approve the minutes. Mr. Day seconded the motion. It was noted that the word “parcel” was missing in one instance and that Mr. McClintock’s name was misspelled in another. The minutes as amended were approved by roll call vote 4-0-0.

Application #22-0004, Parcel 03 02 27.1, 2231 Maple Hill Road, Shaftsbury VT 05262, zone R200, owner Michael Gardner: request for a variance to construct a 36’ x 24’ barn within the required 100’ setback zone (front, side, and rear yards).

Mr. Gardner described his parcel as large but largely steep. The only flat portion is near his house and garage. He would like to build a new barn as his garage is too small for his needs and he expects to outgrow an existing sugar house located off site. He has spoken with neighbors Wheeler and Adelburg who said they would provide letters of support if necessary. He said the proposed location of the barn would ensure fire department access and allow the placing of underground electric lines.

In answer to questions from member of the board, Mr. Gardner said he hasn’t exactly sited the barn yet. He was going to get together with his builder when and if he received a variance to decide where the very best location might be. He guessed it would be a least 30’ west of the eastern property line. The barn will be placed on a concrete slab, have board and batten siding, a single overhead door, and electricity, but no water. He guessed the site would require about 56 cubic yards of fill.

He said the view moving to the east (on Adelburg property) is of maples along a stone wall, then several islands of trees, then hay fields, then about 100’ of dense trees on the west side of Maple Hill Road.

Mr. Huncharek said the usual procedure of the board was to define the size of the setback in the variance permit document, but that perhaps the board could offer instead a threshold, as in “no closer than 30’ to the eastern property line.” Mr. McClintock said he’d like to know exactly where the barn will go as it will become a nonconforming structure. Possible future changes to the footprint, if any, might best be delimited in the variance permit itself as well.

Mr. Habberfield asked if the board should request letters of support from the Wheelers and Adelbergs. Mr. Huncharek noted that they had received the warning of the hearing and that their absence this evening connoted acceptance of the proposal.

Mr. Gardner said he could secure and share with the board precise measurements of the requested variance by the March 16 meeting.

Mr. Huncharek moved to recess the hearing to March 16. Mr. Habberfield seconded the motion, which passed by roll call vote 4-0-0.

Other business

Mr. McClintock moved to waive notice of the election of officers. Mr. Huncharek seconded the motion, which passed by roll call vote 4-0-0.

Mr. McClintock nominated Mr. Huncharek for another term as chairman and Mike Day for another term as vice-chairman of the DRB. Mr. Habberfield seconded the motion, which passed by roll call vote 4-0-0.

It was agreed that at the first meeting in April a discussion of revised Rules of Procedure will be held.

Mr. Huncharek asked that the DRB and the community as a whole keep in their hearts the people of Ukraine.

Mr. Huncharek congratulated Martha Cornwell and Art Whitman on their elections to the Select Board.

Mr. Huncharek moved to adjourn at 7 p.m. Mr. McClintock seconded the motion.

Notes by ZA Stiles