

Shaftsbury Development Review Board

February 15, 2022

Meeting in person at Cole Hall and remotely via Zoom

1. Call to Order – Recognition of Quorum

The meeting came to order at 6:15 p.m. Present were Tedd Habberfield (vice-chair), Denny Browe, and via Zoom, Sarah Costin. Zoning administrator Shelly Stiles was also present. An abutter to parcel 18 02 39 attended via Zoom.

2. Conflict of Interest

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

3. Sign in sheets

Sheets were signed by applicant Jeffery Paul.

4. Approval of Minutes – February 1, 2022

Minutes were tabled.

5. Application #23-0004, parcel 18 02 39, 246 Spur Road, owners Jeffery and Stephanie Paul, for a variance to construct an addition to an existing residence, which addition and residence are apparently partially located in the FR zone.

Mr. Habberfield read aloud the requirements for a variance from section 9.8 of the zoning bylaw.

Mr. Paul said he hopes to build an addition on the south side of his existing house, in the FR zone. He said it is the only flat place available near the house. He said topographic conditions on the site are difficult; his garage is located under his house, which sits at the top of a hill. The addition would be hundreds of feet from any wetland on the site.

Alice Sausville, an abutter, attended via Zoom and noted that she is therefore eligible for further participation in the project should she decide to participate. She said because the entire property wasn't shown on the maps provided she wasn't sure of the context of the proposal.

Mr. Paul responded to the five requirements for a variance.

- He said the house site is a difficult one as it is about 60' uphill from Spur Road.
- Part of the new wastewater system (installed to replace a failed system) occupies the area east of the house.
- The site limitations were not created by the Pauls but were present when they bought the house about ten years ago.
- The addition won't have any impact on the surrounding neighborhood.
- Any other option would be more headaches and more costly.

Mr. Browe moved to close the hearing. Ms. Costin seconded the motion, which passed 3-0-0.

Mr. Habberfield noted the board has 45 days in which to make a decision and that the applicant will be notified when a decision is made. The applicant may appeal the decision to the state Environmental Court.

6. Other business

The board entered private deliberative session to discuss application #22-0105, parcel 12 01 06.1, owners Bennett Taft and Michaela Levin. The Town's counsel had responded to questions about the application raised by the Board at their last meeting. The board left deliberative session.

Ms. Costin moved to approve application 22-0105 as a farming operation as allowed by section 4.2.1.f of the zoning bylaw. Mr. Browe seconded the motion, which passed 3-0-0.

Ms. Stiles will draft a permit document for review by the board.

Mr. Browe moved to adjourn at 6:45 p.m. Ms. Costin seconded the motion, which passed 3-0-0.

Notes by ZA Stiles