

Shaftsbury
Development Review Board
Shaftsbury Town Hall
July 20, 2011

Members Present: Phylis Porio (Chair), Gary Burgess (Vice-Chair), Bob Holmes, Jake Jakubowski

Members Absent: Fritz Ludwig, David Mance, Chris Ponessi

Others Present: James Harwood, Jay Coonradt, Steven Peckham, Bob Whitney (Recording Clerk). Plus others as listed on the attendance sheet for this meeting on file in the town clerk's office.

1. **Call to Order:** By Chair Phylis Porio at 7:00 p.m.
2. **Conflict of Interest Statement:** There are no conflicts with tonight's business.
3. **New Business:**

A. **Permit #11 91 34: Shaftsbury Elementary School is proposing a storage shed & parking area at 150 Buck Hill Rd. Parcel id #17 22 23. Bylaws 3.5 conditional use, 3.6 site development plan and 4.1 Rural Residence District.**

James Harwood and Jay Coonradt testifying on this application. James began by saying that the mobile classrooms were damaged over the winter and removed. He is proposing that a storage shed and seven parking spaces be constructed on the footprint left by the mobile classrooms. The neighbors were notified and proof supplied. The closest neighbor is 60' away. Phylis asked that the distance to neighbors be noted on the site plan. The storage building will have electricity but not water. The parking spaces need to be noted on the site plan to include any handicap spaces. Jake added that utility poles, fire hydrants, lighting and other structures need to be noted as well. Jay said that firefighting equipment will be able to maneuver properly. Nothing flammable will be stored in the shed. The Board members inquired about conditional use, Bylaw 3.5. There would be little or no impact on the conditions. Letters from the school and Fire Department on impact of shed and parking were requested.

There were no further questions from the Board or members of the public present. **Jake made a motion to continue the hearing on this matter until the next meeting of the DRB on August 3, 2011. Gary seconded. All in favor, 4-0-0.**

4. **Old Business:**

A. **Permit # 11 91 08: Chris Bucknall, current Owner; Steven**

Peckham, buyer, Property ID: 18 02 07.1, Conditional use 3.5 and 4.1 Rural Residence of the Towns Bylaws. Permit usage of acreage for a beagle club. This property is located at 1988 East Road. Continued hearing from July 6th for review of parking lot, fence and gate locations and the permit for bridge.

Steven Peckham testifying. The Board members reviewed the site plan noting omissions relating to location of fences, wetlands, buffers, bridge location and width and weight limit of bridge. It was suggested that a blow-up of the parking area and bridge area be drawn up and referenced. There were no further questions from the Board members or members of the public present. Jake made a motion to continue this hearing until the next DRB meeting on August 3, 2011. Bob seconded. All in favor 4-0-0.

4. Curb Cut: None.
5. Other Business: The Board received a letter from TAM requesting a continuance of 120 days. Gary made a motion to continue the TAM application for up to 120 days and Jake seconded. The motion was approved 4-0-0. The applicant will notify the Board when he is prepared to continue the application process.
6. Minutes: June 15, 2011 and July 6, 2011. Gary made a motion to accept the Second Draft version of the Minutes of June 15, 2011 and Jake seconded. Approved 4-0-0. There was not a quorum present to consider the Minutes of July 6, 2011. Those Minutes will be considered on August 3, 2011.
7. Decisions to be Signed: None.
8. Adjournment: Bob made a motion to adjourn at 8:06 p.m. and Jake seconded. Approved, 4-0-0.

Respectfully Submitted,
Bob Whitney

