

Shaftsbury Development Review Board
October 17, 2018

- 1) The meeting came to order at 7 pm. Present were Board members Tom Hucharek (chair), Chris Ponessi, Mike Day, and Michael Bidy. Zoning administrator Shelly Stiles was also present.
- 2) Mr. Ponessi reported a conflict of interest with item 6 on the agenda.
- 3) Sign in sheets were passes around.
- 4) Mr. Huncharek moved to approve the minutes of the September 19 meeting. Mr. Bidy seconded the motion, which passed 4-0-0.
- 5) Application 18-10007, parcels 07 20 45 (Yolanda Barry) and 07 20 45 (Viola Myers), 4492 and 4714 VT Rte. 7A, Preliminary and Final Plat Review Application. Mr. Paul Greineder presented for the applicants. He submitted a certificate of service to the adjoining landowners. The Board reviewed the plat per subdivision regulations 5.4. and 5.5. Mr. Ponessi said well and septic shields for neighboring parcels need not be shown on the plat. The board agreed that a scale of 1"=200' was legible and attractive. Mr. Huncharek moved to approve application 18-10007. Mr. Ponessi seconded the motion, which passed 4-0-0. Mr. Greineder stamped and signed the mylar and two paper copies of the plat. Mr. Huncharek signed the mylar.
- 6) Application 18-10010, parcel 12 01 05, Kenneth and Wendy Harris, 1645 Harrington Road, Preliminary and Final Plat Review. Mr. Ponessi recused himself and took a seat at the front of the table to present on behalf of the applicants. He said his company did not survey the entire site. (The subdivision created a 2.24 acre parcel and an 18+ acre parcel.) Instead, his team surveyed the western boundary of proposed 2.24 acre lot (an existing stone wall) and used that line to anchor the remaining survey of the new boundary. He noted the survey came into one-thousandth of an inch of closure. He noted the landowner owns to the center line of the road in this location. He reported the waste water treatment permit hasn't been issued. The septic will be in-ground as it is located on good soils. A curb cut application has been filed but not issued. Mr. Ponessi reported there is adequate sight distance in both directions. It was discovered that adjoiner Lawrence Browe had not been notified. It was noted that the wrong permit application number had been placed on the agenda. There were no other comments on the plat. Mr. Huncharek moved to continue the hearing to the next meeting. Mr. Bidy seconded the motion, which passed 4-0-0. Mr. Ponessi will notify the adjoining landowner who wasn't earlier contacted.
- 7) Mr. Ponessi remained in recusal status to discuss an upcoming application and requested sketch plan review for it. The recently approved Mattison subdivision will be changed. Since its approval, it was discovered that a pin on which the new east-west boundary line was anchored was in a fact in a different location from that shown on the Morrisey survey from more than thirty-five years ago. The mistake was discovered when Mr. Ponessi's team laid out the new

property line on the ground. Using a metal detector, the surveyor found the original pin. The new boundary line will be anchored on that object. The resulting parcels are still in compliance with the neighborhood's R40 zoning. Mr. Ponessi is waiting for a signature on the new application from the estate's executor and will submit that application when the signature is received.

Preliminary and final plat review of the new Mattison application and the Harris application will take place at the November 21 meeting. Mr. Ponessi rejoined the board.

The meeting adjourned by acclamation at 7:45 p.m.

Notes by ZA Stiles.