

Shaftsbury Development Review Board
Telemeeting held July 15, 2020

The meeting, held via the digital platform GoToMeeting, came to order at 6 p.m. Present were board members Tom Huncharek (chair), Michael Day, Chris Ponessi, and (arriving a little later) Lon McClintock. Eamon Mulligan of MSK Engineering was present. Also present was zoning administrator Shelly Stiles.

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

Mr. Huncharek moved to approve the 11/20/19 minutes. Mr. Day seconded. The motion passed 3-0-0.

Without objection, the board moved to "other business" on the agenda, and heard Eamon Mulligan present a sketch plan for a proposed two lot subdivision on land owned by Bennington College Corp., at 170 Mattison Road on both sides of the road. The proposal would call for breaking off a ten acre portion from the northwestern side of Mattison Road, creating one ten acre parcel and one 71- acre parcel. The larger parcel would continue to be owned by the College. The smaller parcel would be sold off for a single family residence. The wastewater/water permit is in process. The ten acre parcel has 400' frontage on Mattison Road. The land has not been subdivided since Shaftsbury adopted zoning. The board suggested changes to the plat, including changing the text in two boxes to make clearer how many acres belong to each parcel, and showing the present single parcel under one deed with Mattison Road as an overlay. Mr. Ponessi moved to declare it a minor subdivision. Mr. Day seconded the motion, which passed 4-0-0.

Mr. Ponessi nominated Mr. Huncharek for another term as board chair. Mr. McClintock seconded the motion, which passed 4-0-0. When Mr. Huncharek nominated Mr. Ponessi as vice-chair, Mr. Ponessi reported that his family is selling their house and moving to Bennington around August 20. He will not be able to continue to serve on the board. Mr. McClintock moved to nominate Mr. Day as vice-chair. Mr. Ponessi seconded the motion, which passed 4-0-0.

Mr. Ponessi left the board to present a sketch plan for a subdivision of land owned by Slavin on Bahan Road. The two-lot subdivision would result in one 2.3 acre parcel, to be deeded to the family's daughter, and one 16+ acre parcel, both served by a shared 50' right of way. He reported he is still researching the land records for the first mention of the right of way but has found a reference to its granting in more recent document. A wastewater/water permit will be sought for the smaller parcel. The permit for the larger parcel will be deferred. The area is an old gravel pit. There are no structures on it other than a stone feature the owner has built and which will be incorporated in a cul-de-sac at the end of the right of way. A boundary line adjustment was done in 1986, in which a portion of the original parcel was deeded to the Town for its landfill. It is zoned R40. Mr. McClintock moved to declare the subdivision a major subdivision. Mr. Day seconded the motion, which passed 3-0-0. Mr. Ponessi returned to the board.

Ms. Stiles reported she has no business for the scheduled August 5 meeting, but expects to have an application for the August 19 meeting. Without objection, the August 5 meeting was cancelled. Everyone reported they could be available for an August 19 meeting.

It was agreed that Ms. Stiles will make clear in posting agendas and warnings that any interested person must submit evidence before hand in such a fashion as to allow her to share it remotely with board members.

Mr. Huncharek moved to adjourn at 6:49 p.m. Mr. Day seconded the motion, which passed 4-0-0.

Notes by ZA Stiles.