

Shaftsbury Development Review Board  
Shaftsbury Town Hall  
Buck Hill Rd at 7:00 PM  
Minutes of Regular Meeting  
11/7/2012

**Members present:** Megan Donckers, Tom Huncharek, David Mance, Chris Ponessi, Jennifer Viereck

**Others present:** Tyler Yandow (Zoning Administrator), Sandra Mangsen (Recording Clerk), Christian C. Heins, Owen Beauchesne, Katherine Beauchesne, John Tiffany, Charles Stewart, Michael Foley, Charles Jenks, Regina Shaler, Lorraine Mattison, Serena G Mattison, Rihard K. Mattison, Kathy Geneslaw, Paul Williams, John Godfrey, Ann Arendt, Tom Arendt, Melvia Laurence, Jay T. Palmer, R. A. Schoof, Travis R. Buttle, Rodney Rice, Betsy Lou Rice.

**1. Call to Order**

In the absence of a chairman, David Mance called the meeting to order at 7:00 p.m.

**2. Reorganization of Board**

David Mance noted that with the resignation of Gary Burgess and Bob Holmes, a new chair and vice chair must be elected. He asked for nominations for those positions. Jennifer Viereck nominated David Mance; however, Tom Huncharek pointed out that as an alternate, Ms. Viereck is not be permitted to place a name in nomination.

David Mance nominated Megan Donckers; Tom Huncharek seconded that nomination.

Tom Huncharek nominated Chris Ponessi as vice chair; David Mance seconded the nomination.

There being no objections and no further nominations. David Mance declared that the chair and vice chair nominees are elected by acclamation. He then turned the meeting over to Megan Donckers.

**3. Conflict of Interest Statement**

Chris Ponessi recused himself from Agenda Item 6 and from the curb cut application to be addressed as "other business."

David Mance recused himself from Agenda Items 4 and 5.

David Mance left the table.

**4. Application # 12-9302 – Parcel ID # 092033 – Pursuant to Subdivision Regulations – Section 5.0 - Applicants Melvin Lawrence and Wanda Bezio request Preliminary Plat Review and Approval and Final Plat Approval to proceed with a two (2) lot Minor Subdivision at property located at 75 Lawrence Rd. in an RR-80 Zone District.**

David Mance presented the site plan and spoke to the application.

**Motion. To close the hearing. Moved by Tom Huncharek; seconded by Chris Ponessi. Carried, 4-0-0.**

**Motion. To take to deliberative session for further discussion. Moved by Chris Ponessi; seconded by Jenifer Viereck. Carried, 4-0-0.**

**5. Application # 12-9309 – Parcel ID # 03 02 21.1 – Pursuant to Subdivision Regulations – Section 5.0 - Applicant Regina Shaler request Preliminary Plat and Final Approval for a Hearing for a two (2) lot Major subdivision at property located at 236 Glastonbury Rd. in a RR-200 Zone District. Previously subdivided in 1990 by Hawks (two lot minor).**

Christian Heins distributed the preliminary plat and spoke to the application.

**Motion. To close the hearing and approve the preliminary plat. Moved by Jennifer Viereck; seconded by Chris Ponessi. Carried 4-0-0.**

Board went through list of items required before final approval. Chris asked that the stream and buffer to be shown on the plan.

David Mance returned to the table; Chris Ponessi left the table.

**6. Application # 12-9333, for access to Town Right of Way. Steven and Sandra Snow. 1698 East Rd, Parcel 180221.2**

Chris Ponessi spoke to the application.

**Motion. To approve application. Moved by David Mance; seconded by Jennifer Viereck. Carried, 4-0-0.**

**7. Application # 12-9334, Parcel ID # 18-01-09 and 18-01-24 – Pursuant to Environmental Court Docket #190-11-10 Vtec, dated October 4, 2012, and Bylaw § 3.6, applicant Hale Mountain Fish and Game Club requests Site Development Plan review and approval for permits number 10-89-22 through 10-89-34 inclusive.**

John Tiffany and Charles Stewart presented a site development plan and spoke to the application, going through items on the permits one by one and identifying relevant areas on the map.

The chair invited public comments. Owen and Katherine Beauchesne offered comment and distributed documents relating to the historical usage of the properties in question. David Mance summarized that the issue to be decided by the DRB is whether the request for the fourteen permits is an expansion of a pre-existing non-conforming use. Mr. Beauchesne suggested that the Board members make a site visit and examine the provided photographs to understand the history of non-conforming uses on the property.

Albert Sykes, vice president of the Hale Mountain Fish and Game Club, offered further comment.

Lorraine Mattison offered further testimony about the nature of activities at the site.

Paul Williams. Chairman of the Board of the Hale Mountain Fish and Game Club, offered further testimony about the club's activities, the history of the club, and of the various disagreements over the years.

Richard K. Mattison spoke to the need for culverts to prevent run-off on the Rod and Gun Club Road, which is affecting his parents' driveway. He also suggested that there be some control over the hours of operation of the club.

**Motion. To continue the hearing to the meeting on Dec 5. Moved by David Mance; seconded by Jennifer Viereck. Carried, 4-0-0.**

Chris Ponessi returned to the table.

**8. Approval of Minutes of October 17, 2012.**

The minutes will be considered at the next meeting.

**9. Other Business.**

David Mance left the table.

**Application # 12-9290, for access to Town Right of Way. Regina Shaler. 236 Glastenbury Rd, Parcel 03 02 21.1**

**Motion. To approve Application # 129290 for access to town right of way. Moved by Chris Ponessi; seconded by Jennifer Viereck. Carried, 4-0-0.**

Tom Huncharek brought up the Selectboard's request that the Development Review Board discuss the size and composition of the Board that is preferred by the members. Those who had attended the meeting (Huncharek, Donckers, Ponessi) summarized the discussion at the Selectboard. The Development Review Board agreed to recommend a composition of five members and two alternates. Megan Donckers will communicate this to the Selectboard.

**10. Adjournment**

**Motion. To adjourn the meeting. Moved by David Mance; seconded by Chris Ponessi. Carried, 5-0-0.**

The meeting was adjourned at 10 p.m.

Respectfully submitted,

Sandra Mangsen  
(Recording Clerk)