

Shaftsbury Development Review Board

Shaftsbury Town Hall

61 Buck Hill Road

July 17th, 2013

Members present: Megan Donckers (Chair) Chris Ponessi (Vice Chair), Tom Huncharek, David Mance, Mitchell Race, Jay Palmer (alternate), Michael Bidy (alternate)

Members absent: None

Others present: Tyler Yandow (Zoning Administrator),

1. Call to order

Megan Donckers called the meeting to order at 7:00 p.m. and established that a quorum was in place.

2. Conflict of Interest

Chris Ponessi declared a conflict of interest with Item 7. David Mance declared a conflict of interest with Item 7.

3. Sign In Sheets

Sign in sheets were made available to the public attendants.

4. Approval of Minutes

Minutes of June 5th, 2013:

Mitchell Race motioned to approve the minutes as amended. David Mance seconded. Motion approved 5-0-0.

5. Set date and place for public hearing – Appeal of Decision of the Administrative Officer requested by Mr. Robert J. Carey. ZA suggests August 7, 2013.

David Mance motioned to set the public hearing for August 7, 2013. Mitchell Race seconded. Motion approved 5-0-0.

6. Boundary Line Adjustment – Applicant: Michael and Julia Watson. Location: Horton Hill Rd, tax map #'s 12-01-24 and 12-01 24.1. Review per Subdivision Regulations § 5.01 and 5.09.

The board reviewed the plan and application. The applicant will need a WW permit or exemption letter before moving forward with the decision for the boundary line adjustment. There will be a public hearing for this item on August 21st, 2013.

David Mance motioned to schedule a public hearing for August 21st, 2013. Chris Ponessi seconded. Motion approved 5-0-0.

7. Final Plat Review – 2 lot minor subdivision. Applicant: Alvin & Jean Philpet. Location: Tax map # 01-01-24, Shaftsbury Hollow Rd. Review per Subdivision Regulations § 5.01, 5.02, & 5.09.

David Mance and Chris Ponessi recused themselves. Chris Ponessi presented the updated final plat. The board reviewed the final plat according to the Subdivision regulations. All requirements were met.

Mitchell Race motioned to close the hearing for the final plat review. Tom Huncharek seconded. Motion approved 5-0-0.

Mitchell Race motioned to approve the final plat review for the 2 lot minor subdivision. Tom Huncharek seconded. Motion approved 5-0-0.

- 8. Site Development Plan review, tax map # 09-20-16, 2849 VT Route 7A. Landowner: John Realmuto; Applicant: Robert Shemeth. Per Bylaw § 3.6 and § 6.2. Application for retail antiques business in Roadside Commercial (RC) zone.**

The applicants were not present tonight. The applicant stated that they did not feel that they should have a review of this since it was previously reviewed. The DRB will review this matter at a later time.

9. Public Comment

There was no public comment

10. Other Business

There was no other business to discuss.

11. Adjournment

David Mance motioned to adjourn the meeting at 7:45pm. Chris Ponessi seconded. Motion approved unanimously.

Respectfully submitted,

Megan Wick-Albert
(Recording Clerk)