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Charlotte of 14.16 acres to be served by a curb cut and 60' Right of Way in North Ferrisburg. Lot contains a 300' X 500' building envelope which will contain all structures for this and subsequent subdivisions. Final filing subject to receipt of a copy of Ferrisburg Road Cut Permit and letter of authorization from the owner of record, and any appropriate rec fee.

Lot to be served by sewage easement on Clark property as shown on map date 9/24/87, last revised 10/18/89

Second - Bill Ford

Approved - Kate Bortz, Gill Barlow, Larry Forcier, Eric Silman.

Opposed - 0

Request of Reg and Marge Carpenter corner of Greenbush Road and Lake Road (north) for a Minor subdivision of 3 lots from 258 +/- acres.

Applicants own 258 +/- acres; trying to subdivide into 3 lots. Existing house and dairy barn on Lot 1. Existing house on Lot 2 served by an existing curb cut. If sold there would be no Right of Way to Lot 2 from lot 1. Access to Lot 2 would have to be from a new curb cut from the bottom of the hill. Best place for the new road would be down the hill because of sight distances.

Letter from Winslow Ledue - for the record for this subdivision and future subdivision of this parcel that their view from their house is nice and he would greatly appreciate the preservation of this view by careful selection of building sites. Concern was for the future. Increasing traffic is also a concern of his.

Very clear, first step in preserving and making future subdivisions workable. Reg is not proposing any future subdivisions at this time.

Existing road shown serving Lot 2 should be removed if no Right of Way is planned. Applicant should delete off the mylar. House will be served by direct access from Lake Road. There will be appropriate places for road cuts and inappropriate places. There is a brook, road across Orchard Road.

Steven Brown abuts the property to the west across the railroad tracks and has view across the property and across the lake and would also like to see that when it is developed, building locations be specified and not just placed randomly.

MOTION: Eric Silman moves to approve a 3 lot subdivision

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south on Lake Road Lot 1 being 15.08 acres, Lot 2 being 98.15 acres and Lot 3 of 145.03 acres. Lot 1 and existing house to be served by existing drive. Lot 2 to be served by direct access from Lake Road wholly on Lot 2.

Mylar to be revised. Delete access to Lot 2 through Lot 1. Final filing of mylar within 90 days with revisions to map noted and appropriate rec fee documents.

Second - Bill Ford.

Approved - Kate Bortz, Eric Silman, Gill Barlow, Larry Forcier.

List of concerns - For Future Subdivisions

1. Extremely important parcel to preserve and that future subdivisions should be designed to minimize curb cuts, minimize roadway through agricultural land, be located in safest place possible given increase traffic and the topography.
2. Also future subdivisions should be designed with consideration of view of adjacent properties and roadway; viewshed of the parcel is huge and townwide wimportance.
3. Any future subdivision of the lots, should minimize impact on agricultural land and should maximize the utility of farm structures.

Request of Jeff and Marjorie Barth, Mt. Philo Road, Holmberg subdivision, of 2 lots from 13.63 +/- acres. Preliminary hearing for Major subdivision.

Applicant is drawing boundary to utilize septic. Both parcels are accessed off an existing Right of Way. It is a 2 parcel subdivision - total of 3.6 acres. Lot 1 septic is existing. The line is moving to make a 5 acre lot. No new curb cut. This was a two parcel lot, then as one lot, now moving boundary to make two parcels again.

A no-build line could be drawn on the map - use of the southerly line of septic easement as the no build line.

MOTION: Kate Bortz moves preliminary approval of a 2 lot subdivision, Lot 1 of 8.45 acres with existing house, lot 2 of 5.18 acres. Lot 2 served by a 60' Right of Way along the North Boundary of property. For final hearing map and mylar to be revised to show a line running along the southern boundary of septic easement on Lot 2. Land on Lot 2 to the south of this line to be a no-build zone.

Second - Bill Ford

Approved - Kate Bortz, Eric Silman, Larry Forcier.

Opposed - 0

Abstain - Gill Barlow.

Phelps to look over plans. Shared cost with the town.

6. Questions of rationale of lot line running east to west. Maintain all agricultural viable land and not divide or divide in appropriate way. 2 owners may be cumbersome to use the field.

7. Need to provide aerial photo to see the contours.

8. Impact on the wetland, sufficient buffer, water quality, habitat, conservation commission should look at the area.

9. Copy of the letter from the state, update letter since the lot lines had changed.

Fire pond is 200' from the road. Dry hydrant needs to be 50' from a road. There is a 1500' limit for a house to be from the pond.

Dave Schermerhorn suggested that a residential sprinkler system is an alternative to a fire pond in the future.

Rationale for the lot line between lot 10 and 1 crossing the Right of Way-done for a straight line from the road to the West boundary. Could be taken out and acreage added to Lot 1.

Need to see the topographical map for new proposed building to see if envelope doesn't sit in visible spot. Site Visit requested, applicant asked to flag areas.

Septic information needed for hearing.

A mylar is needed after final approval.

✓ Request for Reginald and Marjorie Carpenter, for modification of Lots 2 & 3, Minor subdivision corner of Greenbush and Lake Roads. Previously approved subdivision.

Applicant has moved line from across the lot and extended to back boundary line, dividing the lot and the woods in half. It is a modification of an existing subdivision.

New mylar to be filed.

Kate - with a change on the mylar, applicant needs to ask Stuart Morrow, engineer, to add note for the purpose of the new mylar, that it is a revision of a previously approved map, with a reference to the previous map.

Gill - Would also ask that a note be in also the revision area. Some may not look at the notes area.

MOTION - Kate Bortz moves approval of revision of minor subdivision of Reg and Majorie Carpenter for Lots 2 & 3 on the south side of Lake Road. Lot 2 will now be 118.85 acres. Lot 3 will be 124.33 acres. Final filing subject to revised mylar including a note and description in the revision block stating purpose of map. To revise a previously subdivision referencing mylar previously filed.

Second - Al Moraska.

Approved - Kate Bortz, Al Moraska, Gill Barlow, Bill Ford.

