

~~~PLANNING BOARD~~~

NOVEMBER 9, 2010

7:00 PM

Members Present; Pat Rice, Richard Johnson, John Warner, Steve Senske, Louis Reig, Duncan

McNeill, Walter Geist

Others Present; Sally Carlson, Don McCord, Arthur Thomas, Brad Lawson, Richard Sena

Mr. Rice opened the meeting by asking Mr. Lawson how busy he has been with applications. Mr. Lawson said that things have still been pretty busy, to date he has issued 12 permits for new homes. Mr. Lawson said that he met with Mr. Sampson, who has the storage units at the corner of Wells Bay and route 394. Mr. Sampson has agreed to plant more trees at that location in order to comply with zoning and has constructed a temporary sign at the site. Mr. Lawson said that he inspected the drainage at the site and everything seems to be working properly.

Mr. Lawson said that he has issued a violation notice to the Merritt property located on Open Meadows Rd. Mr. Lawson said that he had previously spoke with Miss Merritt and she stated that they planned to demolish the existing dwelling and her daughter planned to build a new home on the site. Mr. Lawson explained the process of demolition and rebuilding with Miss Merritt but stated that he has heard nothing since that conversation.

Mr. Rice stated that the Town Board has reviewed the Comprehensive Plan will be holding a public hearing and S.E.Q.R on Tuesday, November 30, 2010 at 6:30 PM at the Community Building. Mr. Rice has agreed to draft minutes from the October meeting that will include the recommendations on the Comprehensive Plan as well as the Goose Creek Proposal as indicated in the notes he took during that meeting. Mrs. Carlson requested that the recommendation be specific in detail and Mr. Rice pointed out the fact that the Goose Creek Proposal is one of a kind within the town. Mrs. Carlson added that Mr. Stapleton has also asked for surveys of the individual with actual dimensions before the Town Board reviews the Proposal.

Mr. Rice stated that the board invited Mrs. Carlson to the meeting, to see what direction town wanted the planning board to go in now that the Comprehensive Plan has been drafted. Mr. Lawson said that the board has discussed a few things they need to review/amend in the zoning ordinance; accessory structures in each district, cluster residential/subdivisions, heights in the commercial district, detached garage with living space above them in each district and site plan review in the commercial district. Mrs. Carlson said that she would like to see the board continue working on the changes to the zoning ordinance.

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Mr. Lawson and Mr. McCord discussed a couple of different ways the Zoning Board of Appeals and Planning Board handle Special Use Permits as well as Site Plan Reviews, Area Variances and Use Variances. Mr. Lawson said that he has worked with the Town of Ellicott and they have the Planning Board review the Site Plan Review and Residential Check List before an application is sent to the Zoning Board of Appeals. Mr. McCord said that he feels the purpose of the ZBA is to handle the interpretation and to be the appealer. He said if the ZBA turns down an applicant how can they then be the appealer, it makes more sense to have the Planning Board review a project first and then have the ZBA be the appealer, or the use of a Municipal Board may be used. The Municipal Board would be an entity that would be given the power to legislate. The Board also discussed an applicant meeting with both the ZBA and The Planning Board to review a sketch plan to save time for the applicant and allow each board to view plans and have questions answered. The board will continue discussion on these ideas over the next few meetings.

Mr. McCord gave the board a copy of "North Harmony Proposed Future Actions" during the October 12th meeting. He has outlined suggestions for regulations and enforcement plans based on the responses from the survey report from the community. The board will use this as a guideline for changes that may need to be made to the zoning ordinance.

The board received a copy of "Stow Area Groundwater Evaluation" and Mr. Sena asked Mr. McCord to take a closer look at the Stow Area Aquifer. Mr. McCord said that one of the possible challenges is, if there is a new well drilled at the proposed new highway building there may be concerns as to where the drilling may be in the aquifer and how does it affect the quality of water around it. Mr. McCord discussed a gravity fed water system that would supply the Stow Area that had been researched during the 1970's.

REMINDER- A PUBLIC HEARING AND S.E.Q.R on the Comprehensive Plan is scheduled for Tuesday, November 30, 2010 at 6:30 PM at the Community Building and Mrs. Carlson has asked members of the Planning Board to attend.

The next regular meeting is scheduled for December 14, 2010

The meeting concluded at 7:55 PM

Respectfully Submitted,
Planning Board Clerk,
Penny Best