

Johnsburg Planning Board Minutes
April 26, 2010

ATTENDANCE: Mrs. Osterhout Chair, Mr. Heidrich, Mr. Smith, and Mr. SanAntonio absent Mr. Pelton and Mr. Klippel. *Mr. Record*

Guests; See Attached

Regular Meeting
Called to order 7:00 PM

Minutes:

All members received the minutes electronically prior to the meeting eliminating the need to be read at this time. A motion to approve the minutes as received by Mr. Heidrich, seconded by Mr. Smith and a vote determined all were in favor, motion granted.

Subdivision Application #209-10 Flaherty

Mrs. Osterhout walked the property with Mr. Hutchins and with a discussion with the Town Attorney the APA clarification was established on number of building rights allowable. The total acreage supports 3 building rights and even though one parcel falls below the 8.5 acre requirement the total acreage will support the three. The minimum lot size allowable under the Land Use Plan is 1.3 acres and therefore the proposed lot will be allowed. Having previously reviewed the application and as there were no further questions Mr. Smith entered a motion to approve Subdivision Application as presented. With a second from Mr. SanAntonio and a vote of all in favor no one opposed and no one abstaining motion was approved. Ms. Colleen Parker to receive a copy of the minutes and the approval form.

Subdivision Application #213-10 Peaceful Valley Lumber

Attorney Smith is the representative to the applicants and he has received jurisdictional determination from the APA. This determination has been made due to the stream that borders the property and wetlands within the property lines. Applicants are looking for a 3 lot subdivision with a possible contamination problem on lot 2. One proposed lot is also in the flood zone. Attorney Smith requested that the Board schedule a Public Hearing. General discussion verified location of the property, planned lots, and land information. Having no further questions the Board scheduled a Public Hearing on May 24, 2010 at 7:00 PM Tannery Pond Community Center.

Subdivision Application #214-10 Hall

Attorney DeSantis is representing applicants and informed the Board that the applicant is requesting a 2 lot subdivision. The applicant has notified the APA and it has been determined to be a non jurisdictional project. The parcel in question is a land locked parcel and a right of way has been purchased. Attorney DeSantis is requesting a Public Hearing. Having no further questions from the Board a Public Hearing is scheduled for May 24, 2010

Amendment Resolution #51-1981

Four V's subdivision located off Route 28 has been utilizing the approved road for the subdivision which was taken over by the town. The exact location and length of the road was not constructed as approved. Due to land makeup and density of the planned cull de sac the actual cull de sac is further west from that location. At this time the applicant and the Town of Johnsbury, Highway Supervisor has requested that the Board consider approval of an amendment to approve the plan with the actual road location and design. The Board had no further questions and a motion was entered by Mr. Heidrich to approve amendment of road design on Lot 7 to adhere to actual road design. A second was entered by Mr. Smith and a vote determined all were in favor with no one opposed and no one abstaining. Motion carried.

Site Plan Application #149-10 Black Wolfe

Attorney Smith informed the Board that the applicants intend to purchase the building at 248 Main Street, North Creek. Their plan is to convert it to a two office building, one office for an Engineering Office and the other possibly an office for an attorney. The Board reviewed site plan check list and found that the applicants had not provided an agency designation form. Attorney Smith said that he had been trying to procure that document but had been unsuccessful as of this time. The Board asked the applicant to locate the septic system and verify that it has been serviced. The Board also asked that the applicant provide a design of the sign with dimensions, colors and any planned lighting. Also abutting land owners to be notified. Item tabled until the next meeting to allow applicants to compile all requested materials.

Subdivision Application #208-09 The Ledges

Mr. Taylor and the Board went through the response from Clough Harbour and applicant responded or agreed to provide all requested materials. The Board went through the Subdivision Check list and informed the applicant that there were still outstanding items such as a copy of the deed, convenient to Mr. McAlonen and landscaping design. Mr. Taylor disagrees with a contour map with 2' contours mapped but will provide that information for locations to be developed. Including but not limited to Living elevations, garage elevations and contours of building areas with foundation plans. Item tabled until May 24, 2010.

Chairpersons Report

A concern has arisen over enforcement of conditional approvals and verification of compliance with all plan provisions. There is some concern with inability to enforce with any consequences and there needs to be some established actions to follow. General discussion revealed that there were enough concerns and questions that Mrs. Osterhout and Mrs. Allen should meet with the Town Board and try to establish a protocol for actions to be used.

With a motion from Mr. Smith, a second from Mr. Heidrich and a vote of all in favor, no one opposed and no one abstaining motion to adjourn was approved. Meeting adjourned 9:45PM.

Respectfully,

Marion Monroe
Marion Monroe, Secretary

Blanning Matheig

April 26, 2010

Daniel Smith

Cherlestown

Frank DeSantis

Near Cassen

Tom Rowd

NC

Janet Ramos

WC

Keitan Millington

A.C.

MARK BERGMAN

Jim Jones

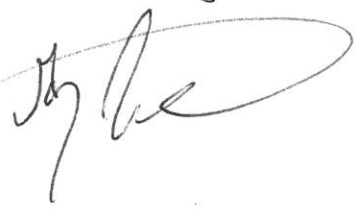
Schuborg

DAN HITCHCOCK

Bakers Mills

Cathy Allen

N. Creek



Worth Creek + Chesterhouse