

Johnsburg Planning Board Minutes
January 25, 2010

ATTENDANCE: Mrs. Osterhout Chair, Mr. Pelton, Mr. Heidrich, Mr. Smith ,
Absent Mr. Klippel, Mr. Record and Mr. Sanantonio
Guests: See attached

Public Hearing

Called to order 7:00 PM

Subdivision Application #209-10 Flaherty

Applicants are being represented by Mr. Z. Monroe of Hutchins Engineering. Mrs. Osterhout informed the Board that she had discussed this application with Mr. Hutchins and that the lots proposed are not legal lots. The applicants plan to form three lots all of which would not meet density requirements. Mrs. Osterhout also said that the 5.13 acre lot on the opposite side of the road was not buildable. Mrs.

Regular Meeting

Called to order by Mrs. Osterhout at 7:03 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. Record, seconded by Mr. Sanantonio and a vote determined all were in favor, motion granted.

Subdivision Application #208-09 The Ledges Greg Taylor

Mr. Taylor said that he is still putting together information and will provide the information prior to February 8, 2010. He has checked with DOT and the driveway permit he has is the correct one. A public hearing is scheduled for February 22, 2010. Complete information to be given by February 8, 2010.

Subdivision Application #209-10 Flaherty

Mr. Hutchins representing Mr. Flaherty informed the Board that the applicant owns 2 or 3 pieces of property in North River. The applicant is requesting a three lot subdivision with 2 lots west of Rogers Road. This property will remain as two lots however the application is for a reconfiguration of the property to make each lot approximately 8 plus acres each. The lot on the other side of Rogers Road would be 5 plus acres with a proposed single family dwelling. There are wetlands on the Flaherty lot and shown a replacement waste plan. Applicant has received an incomplete application response from the APA. Mr. Hutchins is compiling the requested information to reply. Colleen Parker is the review person from the APA.

Mr. Hutchins said that the test holes have been done and all waste water is 100 foot from the wetlands. Ms. Parker had determined that there were limited wetlands in her opinion. She said that most wetlands would be located by the stream. Mrs. Osterhout asked Mr. Hutchins if he was ready for a Public Hearing. Mr. Hutchins said that he should be ready. The Board scheduled a Public Hearing for February 22, 2010 at 7 P.M. providing that the secretary receive the new map and the HIPPA reply by February 8, 2010. Mr. Hutchins asked if this is a two lot subdivision or a lot line adjustment. Mrs. Osterhout said that the new Land Use Plan does not allow for lot line adjustments therefore each application must be reviewed as a subdivision.

Preliminary Subdivision Application #210-10 North Country Ministries

Attorney Stafford presenting for North Country Ministries informed the Board that the applicants own two pieces of property at that location. Currently one parcel is vacant and the other has two buildings. The applicants wish is to expand the parcel to the south to include the building known as the Hotel. The final plat would contain one building on each parcel. This plan would make it easier to market a building in case the owners wished to sell at any point. Mrs. Osterhout questioned the driveway that goes to the back. Attorney Stafford said that it would be a shared drive with a written agreement. Mr. Smith questioned the existing two entrances and how would they be designated. Attorney Stafford said that either building, under written agreement could use both entrances. Mr. Smith questioned the existing septic system and Mr. Stafford answered that each building has their own. Mr. Sanantonio asked about the Public Garden access and Attorney Stafford said that would have to be an agreement worked out between interested parties. Attorney Stafford asked the Board to waive the Public Hearing and save the applicant another meeting attendance. Attorney Jordan said the Board could not waive a Public Hearing for a subdivision only for Site Plan. The Board scheduled a Public Hearing for February 22, 2010. Mr. Heidrich asked if Mr. Stafford was aware that the two buildings share water and electric hook ups. Attorney Stafford replied yes and if there is a sale of one building that situation will be addressed at that time.

Preliminary Subdivision Application #211-10 Heid

The applicants are being represented by Attorney DeSantis explained to the Board that it has been discovered that a shed has been built over the property line. As this construction was in error the applicants wish to accommodate the building and meet the set back requirements. This plan proposes no new buildings and no increase in number of parcels. The surveyor has moved the line so all buildings are in compliance. Mrs. Osterhout asked where the shed had been built. Attorney DeSantis responded that the shed had been built about two foot over the line. The property will be conveyed by the Heids'. To eliminate the county from assigning a new tax map number, Mrs. Monroe reminded Attorney DeSantis to indicate on the map that the conveyed piece will be merged with the purchaser's property. A Public Hearing was set for February 22, 2010.

Subdivision Application #185-07 Tall Timbers

Mrs. Osterhout said that the Board has received a copy of findings from Clough Harbour for general discussion. The Board went over each item and a copy is included in the folder. Attorney Jordan will compile a resolution to be submitted as the official resolution. See attached. Mr. Smith offered a resolution to accept

conditions as discussed. A motion was presented by Mr. Heidrich for final conditional approval, as attached, a second by Mr. Sanantonio, and a vote of all in favor, no one opposed and no one abstaining, motion approved.

ZEO Report

Mr. May reported that the County gives 2 numbers for every 50' if you want to put a number on a garage, county does not recommend 911 numbers on garages. General discussion disclosed that there has been no further response from Gore Electric. Johnsbury Public Market still has not completed the county portion of the process. Mr. Heidrich asked about the Bar B Que and Mr. May said that the operator has renewed his vendors license.

With a motion from Mr. Klippel, a second from Mr. Smith and a vote of all in favor, no one opposed and no one abstaining motion to adjourn was approved. Meeting adjourned 8:35 PM

Respectfully,

Marion Monroe, Secretary

Town of Johnsburg Planning Board Meeting

Please Sign In

Date: Jan 25, 2010

- 1 FRANK DE SANTIS
- 2 DANIEL MAC DANAN
- 3 MIKE BEZEMER
- 4 MIKE STAFFORD
- 5 Lucia Romeo
- 6 Al Grippaldi
- 7 David Bruce
- 8 J.H. Schrade
- 9 Jim Hutchins
- 10 Dave Bulmer
- 11 Mike McLaughlin / Lincoln High
- 12 Joe E. Bradford
- 13 Annie Bulmer
- 14 CHRIS MAY
- 15 George Arsenault
- 16 Chris Corraly
- 17 ~~MIKE~~
- 18 ROBERT NESSLE
- 19 Bruce Cowater
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