

Minutes of the
TOWN OF JOHNSBURG PLANNING BOARD
May 19, 2014

The Meeting was called to order by Chairperson Cork Nester at 7:10 p.m.

Roll Call showed the following persons present: Gretchen Millington, Cork Nester, Tim Record
Absent: Curt Richards

Guests: Susan Lenseth, Peter Lenseth, Robert T. Farrell, Nancy Persons Kulikowski, Joe Brown, Frank V. Desantis, Dylan Smith, Ronald Smith, Roxy Freebern, Reg Freebern, Helen Lawrence, Debbie Neal, Daniel Neal, Leslie Clement, Joyce Monthony, Dale Monthony,

Public Hearing: SUB-01-2014 – Subdivision – Smith/Weig – State Route 28 – Tax Map #135.-1-9.1 & #135.-1-10 Mr. Farrell starts by saying whatever the planning board decides is subject to the APA approval. Mr. Record asks if anyone from the public wants to speak or has any questions. Motion to close public hearing by Tim Record, second by Gretchen Millington, all in favor, motion carried.

Approval of Minutes: Tabled until next month.

SUB-01-2014 – Subdivision – Smith/Weig – State Route 28 – Tax Map #135.-1-9.1 & #135.-1-10

Mr. Record asks one last time if anyone has any comments on it. Tim Record makes a motion to approve, seconded by Gretchen Millington, all in favor, motion carried. Mr. Nester asks Mr. Farrell for the Mylar on this plan.

SP-02-2014-Site Plan Review & SU-01-2014-Special Use Permit-Neal-1800 State Route 28-Tax Map# 119.-1-6

Mr. Nester asks for a quick run down. Mr. Neal starts by saying that they are looking to add three small rental cabins primarily to rent to couples. Mr. Record asks about a new map and Mr. Neal proceeds to show a new map and the locations of the cabins and current residence. Mr. Nester explains the zoning law and the amount of building rights. Mr. Record questions the driveway, Mr. Neal states the driveway will branch off their current driveway. Mr. Nester asks if they will be putting up a sign, Mr. Neal responds yes a small sign. Mr. Neal explains the distances from the road and from each other. Mr. Nester stated the reason they need a special use permit, and the approval of the site plan will be subject to an engineered septic plan. Mr. Record asks if they will be visible from the road, Mr. and Mrs. Neal state in the winter there will be peek-a-boo views but they are planning to take down as little trees as possible and will be building the cabins out of logs to blend with house. Mr. Record asks about a cross section for the driveway. Mr. Nester states he thinks it's a great idea and requests a driveway cross section and septic plan then they can bring it to a vote.

SP-04-2013A – Site Plan Amendment – Green – 2373 NYS Route 28 – Tax Map# 118.-1-13.2

Mr. Desantis shows the board a map and explains the plan to take down two barns and add an additional 4800 square foot building for storage. Mr. Desantis explains the existing building and the new building will be overlapping to allow access to both buildings. Mr. Desantis states Mr. Green meets the setback requirements and there won't be any other signs, or lighting. Mr. Record questions the look of the new building, siding etc. Mr. Desantis states it will be wood. Mr. Record asks if the septic is out of the way, Mr. Desantis said he believes it is behind the existing building. Mr. Desantis continues to show other site plan maps to the board and explains locations. A concerned neighbor (Bob) asks about a different design for the building so it doesn't look so much like a warehouse. Mr. Desantis states that it has not been discussed. Mr. Nester states he thinks it looks like a good plan, and that Mr. Green has presented a good plan with the siding matching the current building. Mr. Record asks if it could be brought to Mr. Green to make it more presentable for the historic neighborhood. Mr. Desantis stated he will bring it up to Mr. Green. Mr. Record makes a motion to approve, seconded by Gretchen Millington, all in favor, motion carried.

SP-03-2012-Site Plan Amendment-Clement-83 Cemetery Road/wedding venue-Tax Map# 30.-1-54

Ms. Clement said she got a letter from agricultural and market regarding the ability to add the wedding venue and catering, and asks if the board had a chance to review. Mr. Nester stated he did and doesn't understand why she would want to do that, Ms. Clement proceeds to read Section 910 of the site plan approval standards to the board. Ms. Clement states that she meets all the Johnsbury comprehensive plans and land use plans. She also states she has the approval of agriculture and market which she has spent a lot of money to get licensed. Ms. Clement proceeds to read an email which has been copied to the board. Mr. Nester states that Ms. Clement still hasn't shown the septic plans. Mr. Record asks Ms. Clement to have a seat. Mr. Record asks if they have a complete application, Mr. Nester states no, they are missing a septic plan. Mr. Nester states this matter will be tabled until next month so Mike Hill can be here. Ms. Clement does not want to be tabled until next month. She requests to either be denied or approved, not tabled. Mr. Nester is asking for a septic plan, Ms. Clement states she is not going to provide a septic plan. Mr. Nester wants to ask the Department of Health about the amount of port a potties for 100 people. Mr. Record asks about parking area, Ms. Clement states there is parking for 60 cars in the meadow, 200' by 200' and she is not going to put gravel on the meadow, the boards only concern should be with access and emergency personnel. Ms. Millington asks if Ms. Clement is limiting the amount of people attending Ms. Clement stated yes, and Ms. Millington stated that will have an impact on the bathroom situation. Mr. Nester stated the board will not be voting on it and this matter will be tabled. Mrs. Kulikowski stated her concerns regarding trespass. Mr. Nester stated if there is one more outburst by Ms. Clement then the meeting is over. Another outburst by Ms. Clement, Mr. Nester then states the meeting is over. Mrs. Kulikowski stated she has her concerns written out for each board member and the attorney.

Privilege of Floor

Mr. Smith updated the Board that the APA has said it should be non jurisdictional, and he will do a site plan amendment at that time. Mr. Smith explains and shows plans regarding the septic

plans for the bed and breakfast and guide service and day use. Mr. Record questions the location of a neighbors building and the quality of the soil and how wet the area is. Mr. Smith stated the system can handle 980 gallon capacity per day. Mr. Smith questions if a Public Hearing should be scheduled. Mr. Record makes a motion to schedule a Public Hearing for next month, Ms. Millington seconded.

ZEO Report

Mrs. Tucker not present.

Motion to Adjourn: Motion by Mr. Record, seconded by Ms. Millington. 8:11pm

Respectively submitted:

Shannon Slater

Johnsburg Planning Board Secretary

*Next Planning Board Meeting –Monday, June 23, 2014
at the Tannery Pond Community Center– 7 p.m.*