

Minutes of the  
TOWN OF JOHNSBURG PLANNING BOARD  
**August 25, 2014**

The Meeting was called to order by Chairperson Cork Nester at 7:05p.m.

Roll Call showed the following persons present: Gretchen Millington, Cork Nester, Tim Record, Ken Murray, Curt Richards, Attorney Mike Hill

Guests: Kelly Nettle, Mark A Lupo, David F. Millington

**Public Hearing: SUB-01-2013-Subdivision-Clement-Shields Road-Tax Map# 30.-1-75:** Ms. Clement called to request the public hearing be tabled until September 22<sup>nd</sup>. Mr. Record clarifies that the public hearing will continue to be open.

**Approval of Minutes:** July 28, 2014 (Nester, Record, Millington, Murray). Ms. Millington motion to approve, seconded by Mr. Murray, all in favor, motion carried.

**SUB-01-2013-Subdivision-Clement-Shields Road-Tax Map# 30.-1-75**  
Tabled until September 22<sup>nd</sup>.

**SP-04-2014-Site Plan Review & SU-02-2014-Lupo-95 Goodman Road-Tax Map# 132.-1-49:** Mr. Nester asks Mr. Lupo for an overview of his project. Mr. Lupo stated he is looking to have a small auto repair business and used auto sales. Mr. Nester said his concern is about the noise but there will have to be a public hearing for the special use, and it will be up to his neighbors whether the noise will be a problem. Ms. Millington said she is concerned about junk or wrecked cars and Mr. Lupo stated he is not looking to keep any junk cars on his property. Mr. Richards asks about the waste oil, Mr. Lupo said his garage will be heated by the waste oil. Mr. Record asks for clarification about where the garage and parking and used cars will be located. Mr. Murray asks where the nearest neighbor is located and Mr. Lupo shows the board the closest neighbor. Mr. Record makes a motion for a public hearing for September 22<sup>nd</sup>, seconded by Mr. Murray, all in favor, motion carried. Mr. Hill clarifies that a public hearing notice should be sent to the APA because this would be a Class B project.

**SP-05-2014-Site Plan Review-Johnsburg EMS Inc.-624 Peaceful Valley Road-Tax Map# 83.-1-39.2:** Mr. Nester starts by asking Kelly Nettle to explain the project, and stated the APA has approved the project. Ms. Nettle explains the building design, 2 bedrooms, 2 baths, 1400 square foot living area, 3 bay garage for the emergency vehicles. Ms. Nettle stated they are also looking at solar power, and talked about the landscaping and plantings. Mr. Murray asks if this will require another well, Ms. Nettle said it will and that the town water stops prior to this project location. Mr. Record makes a motion to approve, seconded by Mr. Murray, all in favor, motion carried.

**Privilege of Floor**

Mr. Nester stated Ms. Clement is renting out her farm stand which she does not have a C.O. for, and they have to have some proof of that, which Mr. Nester has received some information from one of the neighbors showing some proof. Ms. Millington questions whether Ms. Clement is still doing her other projects, camping and wedding. Mr. Nester stated he had told Ms. Clement he would not allow it with the current septic system. Mr. Record asks for clarification of the classification of the farm stand, then he stated farm stand first floor, real estate office second floor. Mr. Hill asks when they talk about renting out did they mean for overnight accommodations, and the board responded yes.

**ZEO Report**

Mrs. Tucker not present.

**Motion to Adjourn:** Made by Ms. Millington at 7:35pm, second by Mr. Murray, all in favor, motion carried.

Respectively submitted:

Shannon Slater

Johnsburg Planning Board Secretary

***Next Planning Board Meeting –Monday, September 22, 2014  
at the Tannery Pond Community Center– 7 p.m.***