

**Minutes of the Town of Johnsbury Planning Board Meeting  
January 2, 2012**

Minutes of the regular meeting of the Planning Board of the Town of Johnsbury held on Monday, January 2, 2012 at 7:00pm at the Tannery Pond Community Center, North Creek, NY.

Chairperson Osterhout called the meeting to order at 7:00pm

Roll call showed the following persons present: Dottie Osterhout, Cork Nester, Roger Smith, Janet Konis, Nate Pelton, Tim Record – Bill Heidrich absent  
Also present was attorney for the planning board, Mike Hill

Guests: (nobody signed it)

Approval of minutes as submitted via email to the members – Motion by                      Second by                      All in favor

Site Plan #156-11: Little House B&B, River Road, Riparius was discussed- 2 bedrooms available for use by public- owner on site – sign drawing was submitted; to be unlit – facility has one bath; maximum occupancy is 4 people. No need for Dept. of Health or Fire Code at this point. Facility has new 1000g septic parking on site-Cork mad a motion to approve conditional upon Dept. of Health confirmation and ZEO inspection with a second by Roger – All if favor– Mike Hill questioned the need for a SEQR and one was completed during meeting with a determination of negative declaration by Roger, second by Janet, All in favor.

Site Plan #157-11: Seven Sister's- Main Street, North Creek - Nancy Dunn in attendance. Will mainly be sale of crafts- maybe coffee and baked goods in future – agricultural department for jurisdiction – not DOH – only requesting approval for craft sales at this time–parking on the street; sign as submitted with down lights; 21x36 inches – claims to have new 1000 g septic but needs documentation. Submitted agency designation form –SEQR done during meeting and resulted in a negative declaration as motioned by Roger and second by Cork -AIF) – Motion to approved application with the conditions of approval/modification of sign size by the ZEO and confirmation of septic size by Cork, second by Roger, AIF

Site plan amendment –Wevertown County Store – applicant was not present – tentative plan for Post Office to move into store with a 150 box limit –to be on agenda for 1/23/12 meeting

Sub division #179-11a – FrontStreet Mountain Development – Dan Smith present as representative. They want to add 10' feet to existing lot to accommodate the waste-water system. Motion by Roger, second by Cork – AIF

Preliminary site plan review for Dave and Kathy Waite for the building previously known as the North Creek Deli and Marketplace, Main Street, North Creek – plans include for first floor to be 1/3 deli and 2/3 retail. Agricultural Dept. jurisdictional, not DOH – 2<sup>nd</sup> floor to be retail for rental – fire exit to be added on South side and window to be added on the East side. Will add 2 restrooms on first floor – one being handicap accessible/unisex – limit 20 seats – has 1000g septic and 2 dry wells. Will possibly construct stair access to Railroad Place – Signage to be on existing pole – “Izzy's Market & Deli” – may be on February agenda.

Ward Hill representatives were not in attendance but will be on the 1/23/12 agenda.

Sub division #226-11 – 4v's Development - represented by Dan Smith - original map dates back to 1979 shows cul-de-sac in the wrong location ( snow plow turn around) –the road is owned by town – this sub-division requires a public hearing –it's a unique situation as class A jurisdiction with the APA for 9 of 13 lots other 4 are jurisdictional to the town – Motion to set public hearing 1/23/12 at 7pm by Roger, second by Cork – AIF

Site plan #155-11a and Special Use Permit #300-11: White Water Challengers – Zip line and Paint ball – Nate recused himself – applicant was present to answer the letter of 12-19-11 from the ZEO – explained the elements of zip line course and subject detail. Has pre-existing restroom facilities and will have porta-pots – EMS can access within 100' of site – Roger requested merger all documents for public hearing – discussed paint ball experience and zip line platforms & set up and safety attachment system – parking on site for 25 – directional sign discussed - proposed a 4x6 ' sign –hours of operations to be 8a-8p Mon, Wed & Fri – and weekends – staff includes 1 guide per 8 guests – 1 referee per 10-15 guests in paint ball, other staff on duty, 1 zip guide per 10 participants – car parker on duty – possibly rope off lot like gore does for organization – discussed size and height restrictions for harness; min. age of 10 years old – APA perm issued – Motion to set public hearing for 1/23/12 by Roger, second by Janet - AIF

Regular meeting was followed by discussion of FrontStreet bond release and availability of vouchers for planning board conference.

Motion to adjourn at 9:40p by Cork, second by Roger – AIF

Respectfully submitted by:

Cherie Ferguson  
Secretary