



Planning Board Meeting
Monday, December 28, 2015
Council Chambers, City Hall at 7:00 PM

MINUTES
Approved 1/25/2016

I. Roll Call

Present: David Putnam, James Short, Victor Bergeron, Neil Ward, Chris Belvin, Richard Wahrlich, William Greenrose

Absent: Jim Neilsen, Bruce Kolenda, Marilyn Harris

City Staff: Michael McCrory, Interim City Planner

Mr. Wahrlich asked Mr. Putnam to sit in for Mrs. Harris and Mr. Ward to sit in for Mr. Kolenda.

II. Review of Minutes – December 14, 2015

Motion: To approve the minutes of the December 14, 2015 meeting.

Made by: Mr. Bergeron **Second:** Mr. Short

Vote: Unanimous in favor.

III. Old Business

IV. New Business

- a. **PL 2015-00017 Mark Squires, 395 E. Green Mountain Road:** Application for subdivision approval to create two lots at **395 E. Green Mountain Road**. Tax Map 101, Lot 7-1. Zone: RR2.

Mr. Wahrlich read the public notice.

Staff Report

Mr. McCrory distributed plans to the Board members. He stated the application is for a minor subdivision. The lot being divided is one of four lots that were created approximately 13 years ago. Because of the amount of elapsed time, this division does not constitute an expansion of the original subdivision. The lot complies with the requirements of the zoning district. It includes the necessary information as required by the subdivision regulations. Unique to this lot are some covenants from the 2002 original subdivision. The covenants are shown on the plan. The covenants carry onto the new lot created by this subdivision.

Mr. McCrory recommended that this application be accepted as complete pending conditions of approval being met.

Motion: that this application be accepted as complete pending conditions of approval being met.

Made by: Mr. Greenrose. **Second:** Mr. Short

Vote: Unanimous in favor.

Applicant Presentation

Wayne McCutcheon and applicant/property owner, Mark Squires, stepped to the podium. Mr. McCutcheon reviewed some of the detail of the plan – zoning district RR2, the front yard is 50 ft., side yards are 10 ft., rear yard is 25 ft. Mr. McCutcheon said the rear yard on this lot is 400 feet from the road, because the 2002 building envelope requires it. Nothing can be built beyond the 400 ft. mark because the protective covenants prohibit it. There is a deeded power line easement shown on the plan. The lot being divided is 16.2 acres. There will be a 5.02-ac undeveloped lot and an 11.17-ac lot with a house on it. Topo contours, power poles and test hole data are shown on the plan. The driveway has been approved by DPW.

The Board had no questions.

Public Hearing Opened

The abutters roll was called. Mr. Wahrlich opened the public hearing. Arthur Luce, abutter on the north side, stepped to the podium. Mr. Luce said that there was a condition on the original subdivision that prohibited further subdivision (of the four lots) for the next ten years. He asked the Board if there was anything on the plan to prevent further subdivision of this lot. Mr. McCrory said that there was not.

Mr. Putnam asked if there was further subdivision of this lot, would a right-of-way have to be granted. Mr. McCrory said the minimum frontage requirement for the RR2 zone is 50 feet. Each of these lots has more than 300 feet of frontage. The RR2 zone has a one acre minimum lot size. Therefore more lots could conceivably be created. Mr. McCutcheon said his client is willing to put a note on the plan preventing any further subdivisions. The condition would also be in the deed and would carry forward to each subsequent owner.

Public Hearing Closed

There were no other comments from the public. Mr. Wahrlich closed the public hearing.

Mr. Ward said the subdivision seemed straightforward.

Motion: To accept with the following conditions of approval:

1. The applicant shall submit two copies of the approved Minor Subdivision to the Planning and Development Office in accordance with the Subdivision Regulations and suitable for recording at the Sullivan County Registry of Deeds.
2. The new lots created by this subdivision shall not be further subdivided to create additional lots of record.

Made by: Mr. Greenrose **Second:** Mr. Putnam

Vote: Unanimous in favor.

V. Reports from Boards and Commissions

Mr. Putnam reported that the Master Plan Steering Committee has held its first meeting. There was a full complement of members. They are initially going to start working on a schedule for public hearings, strategies for public forums, and creating survey questions. He said he will be announcing the schedule in the near future. He urged the public to attend, stating that 200-300 people are needed at the forums so that the survey results make sense.

Mr. Bergeron said we have finally had movement on our application for the ATV trail (article was in the newspaper). It is unknown at this time what the State will do. There should be a report at the January 13th (Council) meeting.

VI. Other

VII. Correspondence

The Board received the wetlands permit application for improvements at Ashley's Landing boat access. They are putting a concrete reinforced apron into the water to prevent the build-up of silt.

VIII. Adjournment

Motion: To adjourn the meeting.

Made by: Mr. Bergeron **Second:** Mr. Short

Vote: Unanimous in favor.

The meeting adjourned at 7:24 PM.

Respectfully submitted,
deForest Bearse
Resource Coordinator