
Planning Board Minutes

September 15, 2022

Planning Board Members Present, Steve Lester, Daniel Compton, Michael Woodruff, Dan Morley, Julie Pellett
Absent: Matt Rogers, Kim Duvall

Others Present, Christel Daggett (Planning & Zoning Secretary), Logan Rockcastle (Marks Engineering), Tim Hyland (owner), Frank Peterson (owner) Jake Flynn (applicant) **Absent:** Kim Rayburn (Building & Zoning)

Lester opened the meeting at 7:30 pm, Lester motioned Woodruff seconded to waive the reading of the public hearing. All Board members present voted Aye.

Lester asked if there were any comments from the public, there were none. Lester motioned Woodruff seconded to close the public hearing.

- I. Site plan, SPLM5-22 Owner David Spencer** Property located at 7203 State Route 5 & 20
Tax map # 80.00-1-31.000 addition of a pole barn between existing business and storage buildings.

Rockcastle from Marks Engineering spoke on Spencer's behalf. There were three bullet points the Board addressed from the 9-1-2022 meeting which were the height of the existing structure, the exact height of new structure, and the CEO's determination of stones on the slope, The Board was given the Highway Superintendents review of the drainage. Kimball has no concerns.

- Existing building is 24 feet – Height of new structure is 23 feet
- Lot coverage is 18.52 which meets criteria of code
- Highway Superintendent has no problem with drainage
- Items are still going over property line, as of 9.14.2022 nothing has been moved

Woodruff motioned Lester seconded to declare SEQR a type II, with no further action required.

Woodruff motioned Compton seconded to approve the Site plan for **SPLM5-22 Owner David Spencer** Property located at 7203 State Route 5 & 20 Tax map # 80.00-1-31.000 addition of a pole barn between existing business and storage buildings.

Whereas:

1. No Building Permit will be handed out until stuff is moved off of Towns property

Record of Vote:

Lester Aye Compton Aye Woodruff Aye Morley Aye
All Board members present voted Aye, Vote was carried.

Pellett arrived at 7:40 pm

- II. Parcel Line Adjustment, TW8-22 Owner Tim Hyland** Property located at 1869 Brace Rd.
Tax map #54.00-1-25.113 Requesting movement of driveway to South Lot Line.

Hyland is asking to move his driveway to the South side of the property so they have more room to build a barn for hay and equipment. He currently has 80 bales of hay under a tarp that he would like to put in the barn. There is an existing 40ft. culvert that was put in that will be used for the barn and this location where Hyland wants to put his barn will be on flatter ground.

Hyland supplied revised plans to change previously approved subdivision map. The Board stated that they need a mylar.

Woodruff motioned Lester seconded to approve movement of driveway to south lot line for **TW8-22 Owner Tim Hyland** Property located at 1869 Brace Rd. Tax map #54.00-1-25.113

Whereas:

- 1. The proposal meets the intent of zoning.**

Record of Vote:

Lester Aye Compton Aye Woodruff Aye Morley Aye Pellett Aye
All Board members present voted Aye, Vote was carried.

III. Parcel Line Adjustment, TW9-22 Owner Frank Peterson, Property located at 6890 Wheeler Rd. Tax Map #95.00-1-65.100 Annex 4.729 +/- acres into existing 5.448 parcel Tax map# 95.00-1-65.200 owned by Jeremy and Maria Flynn leaving 2.075 acres of parent parcel

Peterson wants to annex 4.729+/- into Flynn's 5.448 parent parcel. Flynn has been maintaining Petersons property for 3 years. Flynn would like to plant flowers and eventually build a pavilion with a pond on the property.

Morley motioned Pellett seconded to approve the annex of property located at 6890-Wheeler Rd.

Whereas:

- 1. Woodruff sees no problem with it pretty simple. Makes all the sense in the world**

Record of Vote:

Lester Aye Compton Aye Woodruff Aye Duvall Aye Pellett Aye
All Board members present voted Aye, Vote was carried.

Discussion:

Topics for future review

1. Continued review of the Comprehensive Plan's suggested updates for zoning districts changes
2. 5 G placement of antenna's
3. Battery Storage
4. More research and code considerations for cannabis in the future
5. Look into code for event centers vs current code that allows for a SUP for each event on 50 acres or more
6. Look at the schedules for any items that need to be updated or clarified

Meeting Adjourned

Morley motioned and Woodruff seconded to adjourn @ 8:40 pm.
All Board members present voted Aye, Vote was carried.

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary