
**Planning Board Minutes
May 1, 2014**

Planning Board Members Present: Brad Bennett, Gene Rogers, Brud Hedges, Daniel Compton, Karl W. Smith, Kip Jugle, and Julie Pellett (arrived after motion on Drew)

Others Present: Andy Hall (Code Enforcement Officer), Kimberly Rayburn (Secretary), Gregory Drew (Owner)

Bennett opened the meeting at 7:30 pm

I. Gregory Drew has applied for a Site Plan Review for a 36 x 60 Pole Barn that will be 25 feet closer to the road than his SF home that sits back approximately 1,010 ± feet from the centerline of the road. Lands located at 2533 Wheeler Station Rd of tax map # 68.00-1-45.221 owned by Gregory Drew. This application is subject to site plan approval per Article XI, Site Plan Regulations.

Bennett asked the Board if they had seen the application and map, they all had. He stated that a site plan review is required as Drew is requesting a structure to be in the front line of his house and the structure is greater than fifty (50) square feet. He explained that the lot is a flag lot and the house sits approximately 1,000 feet off the road. Hall stated that due to the lay out of the road and the position of the house the North West corner of the house is the closest to the road so the front line house actually sits in the middle of the turnaround which means that a portion of the pole barn will be in line with or behind the house.

Smith asked for any comments or concerns, there were none.

Compton made a motion and Hedges seconded the motion to declare this a Type II, no further action required. All Board members present voted aye. Vote was carried unanimously.

Planning Board Decision:

Smith made a motion and Hedges seconded the motion to approve the Site Plan Review to erect a barn in the front line of the house. Owner, Gregory Drew has been approved to Erect a 36 x 60 Pole Barn that will be 25 Feet closer to the road than the house. Lands located at 2533 Wheeler Station Rd of tax map # 68.00-1-45.221

Whereas:

- 1. The garage will sit 985 ± feet from the road**
- 2. There is natural buffering in place**

Record of Vote:

Brad Smith Aye
Brud Hedges Aye
Dan Compton Aye
Karl W Smith Aye
Kip Jugle Aye

All Board members present voted Aye, Vote was carried unanimously.

II. Discussion

a. Bennett asked Jugle, Hedges and Rogers if they had reviewed the Natural Resource Extraction Special use permit, they had and no additional comments were made. Bennett stated that there were two areas that referred to the existing Commercial excavation operations SUP that will need to be renamed.

- **AR-2 district**

E. Special permitted uses approved by Town Board. The following uses may be permitted consistent with the provisions of Article X, provided that a special use permit is approved by the Town Board:

(1) **Commercial excavation operations. Change to Natural Resource Extraction**

- **Schedule I**

b. A discussion was held on adding verbiage to the Community Commercial District regarding the use of porta-potties. It was decided to add the letter I. to the Town code under Article IX. District Regulations

§ 135-46. CC Community Commercial District.

I. PORTA POTTIES. Porta Potties used other than for temporary use during construction or for special events will be buffered from view of the front lot line. Such buffering will be of equal or greater height of the porta potties structure. Such porta potties will meet the current OSHA guidelines.

c. A discussion was held on the creation of a Special use permit for RV, recreational vehicles that are on a parcel of land without a primary residence. Some of the items of concern are below the Board will table this discussion for further review.

- Disposal of waste and grey water
- The timeframe that the vehicle is allowed to stay on the property
- Must meet current setbacks of a primary residence
- Site plan is provided

d. Pellett wanted to discuss private sewage plants and the option of allowing them or disallowing them. A discussion was held on clustering and the Comprehensive plan. Hall and Bennett will find out if legally you can or cannot disallow private sewer packaging plants.

II. Minutes of April 17, 2014

Smith made a motion and Hedges seconded the motion to approve the minutes of April 17, 2014 All board members present voted aye, Vote was carried unanimously.

III. Meeting Adjourned

Smith made a motion and Pellett seconded the motion to close the meeting @ 8:50 pm. All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary