

Germantown Planning Board Minutes

April 26, 2018

Members in attendance: Tim Otty, Margaret della Cioppa, George Sharpe and Emil Ericson. Town Attorney Tal Rappleyea also in attendance.

Meeting is opened at 7:10 p.m. by Attorney Rappleyea, in the absence of Chairman Reynolds, motion is requested for acting Chairman. Member George made a motion to appoint Tim Otty seconded by Emil with all in favor and none opposed.

Minutes are reviewed and amended as follows: Emil Ericson is added to attendance, requested that all amendments be listed in minutes, page 2 condition 3: add "are" after events, and omit "that" before they, page 2 add "and other details" after siding in Primax Site Plan review, page 2 add " in the design phase" Primax Site Plan review, page 3 in Primax Site Plan review replace "purpose" with "necessity", same paragraph, add "." after "sign" and remove "which is often favored by Dollar General". Capitalize "Mr.", and conclude with "minutes prepared by Chairman Reynolds, in absence of Jami DelPozzo". On a motion by Margaret, seconded by George minutes are accepted with amendments with all in favor and none opposed.

Repko- Subdivison:

Barbara Repko appeared before the board with an application for Subdivision of her property located at 339 Maple Avenue Extension, Germantown of 25.2 acres to create a 2.024 acre parcel for construction of a residence. The Board reviewed presented maps, flag lot review page 11 and schedule B page 15 of the Subdivision and Zoning Law. In addition the board reviewed flag lot definition and description page 168, concluding that map is complete. On a motion by Emil, seconded by Margaret with all in favor and none opposed the board declared themselves, Lead Agency. Part 2 of the Short Environmental Assessment Form (SEAF) was reviewed and the Board declared that no significant environmental impact would be caused by the proposed action. A motion was made by Margaret, seconded by Emil and agreed to by all members that the application for Subdivision be accepted as complete. On a motion by Margaret, seconded by George with all in favor and none opposed, Public Hearing is set for May 31, 2018.

Jurnov- Annual Review of Special Use Permit:

It is agreed by the Board and on advisement of Attorney Rappleyea, that the Jurnov's will be notified by way of certified letter, of the received complaint submitted to the Code Enforcement office. In addition it will be suggested they appear to the May meeting prepared for the annual review of their special use permit and public hearing.

Primax/Dollar General- Site Plan and Subdivison Review:

New Site Plans, S.W.P.P and Subdivision were received by the board for further review of the proposed Dollar General. With work still ongoing and to be received by Fred, Town Engineer, the board discussed the following: sewer, building colors, landscaping, maintenance program with a bond for replacement, conditions of approval and when/where they should be listed,

monument sign dimensions, placement of sign to obtain setbacks, lighting and quantity of signs, matted finish roof, security cameras to include number and placement of such.

The Board reviewed Article XIII: Site Plan Review, Section B along with Article V: Scenic Viewshed Overlay District (SVO). On a motion by Margaret, seconded by George with all in favor and none opposed accepted the Site Plan and SVO as complete, with additional information to be received by Fred, Town Engineer.

Article X: Subdivision of Land, Section G was reviewed by the board, Margaret made a motion to declare and complete, seconded by Emil with all in favor and none opposed.

Motion is made by George to set Public Hearing for Monday, May 21, 2018 at 7:00, location to be determined/approved, seconded by Margaret with all in favor and none opposed.

Ted Fink Statement:

The Board agreed unanimously to pay January Statement from GreenPlan , on a motion by George, seconded by Margaret.

Continued discussion by the board included:

A motion by George seconded by Margaret for a 3-month trial to set up meeting in a horseshoe pattern, except during public hearings, with all in favor and none opposed.

A request of the board for future communication to the Building department for a more detailed, informative type of application referral, to include pages or articles of referral. In addition the possibility of the CEO attendance to meetings.

Acting Chairman Tim Otty discussed and welcomed suggestions on how to communicate the purpose of the public hearing, specifically to announce prior to opening that input is desired, but we can't act on emotions or statements of feelings that are not fact based.

And in conclusion, George made a motion that Draft Minutes be completed and made available to the Board and Public, by way of email and copied to Town Clerk and Planning Office.

On a motion by Margaret, seconded by Emil with all in favor and none opposed, this meeting is closed at 9:40p.m.

Jami L. DelPozzo- Secretary