

Planning Board Minutes

August 31, 2017

Members in Attendance: Kerri Abela, Tim Otty, Margaret della Cioppa, George Sharpe, Peter Dedrick, Rao Gadapatti, and Chairman Stephen Reynolds.

Town Attorney Rapplelea

Planner Ted Fink

The Meeting was called to order at 7 pm.

Review of Minutes

The board reviewed the minutes from the July 27th, 2017 meeting. Regarding the issue of glare reflecting from the D'Souza garage/storage building, board member Sharpe asked that it be noted in the minutes that the planning board can only ask that unreasonable glare visible from nearby properties be remedied.

With the condition of including the above comment about glare, on a motion by Tim and seconded by George, the minutes were approved unanimously.

Review of Amended Version of DEIS submitted by Primax

Planner Ted Fink explained the process of reviewing the DEIS for completeness and how the FEIS is to be drafted. Fink went on to answer various questions that the planning board had about the review process. A motion was made by George to accept the August 30th DEIS as complete. The motion was seconded by Kerri and approved unanimously. A roll call vote was recorded on the resolution to accept the DEIS as complete.

The public hearing was set for September 28th 2017 in the Kellner Activities Building. The deadline for written public comment was set for October 25th, 2017 at 12 PM.

There was a discussion with the applicant about how to process the comments by the public and when a workshop might be held for doing so. A date in mid November was suggested for the workshop but no firm date was set.

D'Souza Site Plan Review

The planning board once again revisited the issues raised in the ZBA resolution of September 19th, 2016:

- 1) Illegal expansion of animal use.
- 2) Construction of a Pond without a permit
- 3) Construction of a fence without a site plan review
- 4) Construction of a metal garage/storage building without obtaining a site plan review approval which is causing unnecessary glare.

Tim felt that it was important to have a clear plan addressing each of these issues so that it would be clear what was being voted on. There was general agreement on this point. The board discussed each of the above issues and feeling that it had found a satisfactory resolution to three of the four, determined that a public hearing would be held at 6 pm September 28th, 2016 on all but the illegal expansion of animal use.

Westby Special Use Permit for Accessory Apartment

Jay Trapp had issued a denial of the applicant's request for a building permit because according to zoning regulations in the AR (Agricultural Resource) zone a special permit is required for this use.

George raised the subject of fire safety and expressed concern about anyone using the space for living prior to the issuance of a building permit. The board agreed that the conditions of approval of this special use permit will be that this approval is to be revoked if no building permit is obtained within 60 days of the date of that approval and there will be no occupancy of the space in question allowed until a certificate of occupancy has been issued.

The board evaluated the application with respect to Article XII which concerns special use permits and found that an accessory apartment in this location did not conflict with any of the considerations listed in the article.

A motion was made by Margaret, seconded by George and approved unanimously to declare the planning board lead agency.

A public hearing was set for the next meeting on September 28th, 2017 at 6:00 pm. As Ms. Westby will not be able attend the public hearing, the board requested that her representative bring the board a letter authorizing her to act in her place.

A motion was made by Kerri, seconded by Margaret and approved unanimously to adjourn the meeting at 9:05 PM.

Minutes Prepared by Chairman Stephen Reynolds