

Minutes of the Town of Lake George Planning Board held on Tuesday,
March 2, 2004 at the Town Center, Old Post Road, Lake George, New York.

Members Present: Scott Wood
 Erik Ghirarduzzi
 Bob Risman
 Ed LaFerriere
 Jim Miller
 Dave Wick

Absent: Chairman, Jack Abrahams
 Keith Hanchett
 Charles Portes

Also Present: Robb Hickey, Zoning Enforcement Officer
 Patty McKinney, Clerk
 John Santiago
 John and Laura Winslow
 Chuck & Nancy Caputo
 Attorney Jon Lapper
 Jim Miller, Miller Associates
 Peter Bulger
 Paul Gilchrist
 Peter Didio
 Jim White
 Jim Grey
 Rita Dorman, Town Councilperson
 Dave Madden
 Ray Campanaro
 Jim Hutchins
 John Salvador
 Attorney Michael O'Connor
 Karen O'Carroll
 Kathy Gentner
 Mike Lamott
 Attorney Michael Stafford
 Attorney Bruce Carr
 Richard Hyman
 Attorney John Caffry
 Ralph Petruzzo
 Kevin Maschewski
 Jeff Anthony

Dave Miller
Kevin Hastings
Attorney Brad Krause
Lonnie Lawrence

Vice-Chairman, Scott Wood opened the meeting at 7:00 p.m. Scott welcomed the two new alternate members Dave Wick and Jim Miller to the board.

A motion was made by Bob Risman and seconded by Erik Ghirarduzzi to accept the February 3, 2004 minutes.

All in favor.

Motion carried.

PUBLIC HEARINGS

1. Site Plan Application SP3-2003 submitted by Village Estates Condominium Association to amend two conditions on previously approved subdivision 4-81. The conditions being the units can only be utilized from April 15th to October 30th and the cabins within the resort cannot be winterized.

Attorney Jon Lapper was present representing the applicant.

Attorney Lapper stated that he had submitted a letter to the board dated February 10, 2004, with a list of conditions that the owners would have no problems with. These conditions included any proposed expansion of the cabins would have to be approved by both the Condominium Association and the Planning Board; all expansions must be within the respective exclusive use area; the total interior square footage of each unit would never exceed 1,200 square feet; no unit would have more than 3 bedrooms and all expansions would have a log cabin exterior design. The 3 bedrooms came out of the Consolidated Board of Health meeting which approved some septic variances and approved the whole project including the single family homes to service up to 65 bedrooms.

Scott Wood asked if there was an original condition set stating that there could be no further expansion.

Attorney Lapper stated that the condition was no winterization. There was to be no use from October through May and that the cabins could not be winterized.

Scott Wood read the original conditions set forth at the May 4, 1982 Planning Board Meeting.

- The existing cabins on lot 1 may not be structurally changed, altered or have additions thereto, specifically no enclosed porches. Normal maintenance and repair are to be encouraged.
- No improvements shall be allowed which will contribute in any way to year round occupancy.
- Christiana Court shall be finished, graded and flared with proper radii per plan and original approval by December of 1982.
- No wells.

Scott Wood stated that with the two amendments that are being asked for, the board's concern is people coming before the Zoning Board looking for expansions.

Scott Wood opened the meeting up for public comment.

John Winslow: "I've lived at Village Estates year round for 19 years. I've had property up there since 1980. Going back to what you just talked about a few minutes ago, I was well aware that condition was in there and when I saw that letter they sent in this week, it seems like that would have had to go in their application just like they changed these other two. I want to make all the members aware that Village Estates Condominium is a sub-division within a sub-division, which does not happen very often. I wish every member would take home the 1982 minutes when this condominium was approved and get your feelings on it. When I read it, they didn't really want to do this, the Town Planning Board, and when they did, they put all them conditions on there to hold it right down to the point where it would operate just the way it was for years. Just cabins there that would be utilized in the Summer only. That's why I think those conditions were put on there. If anybody reads those minutes, I think you're going to see it the same way I do. The other thing, the sewer system, I've looked the plans over and I'm a little upset that the Condo Association never has given the Homeowner's Association, which is a parent association, a copy of those plans and we are

the people who operate that system. The Condo Association doesn't operate that system. Actually, when this new system would be built, it would be built on condominium property and I would like some protection as a homeowner that the sewer system that I am going to use and going to operate, that we need some legal thing so we can actually get on the property. Their talking about building a sewer system that we're going to operate and it's going to be on somebody else's property. We're only asking for a headache. The only other thing I have, I remember at the last meeting, several years ago, that thing about density was brought right up at that meeting the night it was turned down. I wonder why density has never been mentioned again now."

Attorney Jon Lapper stated that when the process started, there is a homeowner's association because there are 5 single-family lots and then there is the condominium property. Mr. Winslow has always taken the position that he likes being the only person there in the winter. The homeowner's association and the condo association each voted. Mr. Winslow voted that he did not want to have winter use however, the rest of the people voted for it. These minutes have been submitted. Mr. Winslow raised the issue about the upgrade of the septic system and through this whole process, they have established a plan to significantly upgrade the sewer system. The plans have not been approved by this board yet, but they are going to be implemented by the condo association, which Attorney Lapper assured the board, has full rights. That system serves both the condo and the homeowners association. The majority of the homeowner's association supports making those changes. In terms of the density issue that Robb had raised, because it is not subdivided, you do have 11 units on one piece of property, which would be governed by the green space requirement in the Town because it's not like a subdivision where you're trying to expand.

Jim Miller asked Attorney Lapper to explain the history of this project.

Attorney Lapper stated it started out as a cabin colony in the early 80's, they came in to do a condo so they could sell the units and the condition was imposed that it could only be used seasonally in the summer. We have now come back for that condition to be waived.

Dave Wick asked if all the technical issues regarding the project are resolved to the satisfaction of the Town Engineer.

There was a lengthy discussion regarding the future expansions of these cabins.

Ed LaFerriere asked what the largest cabin on the property was right now.

Chuck Caputo stated the largest cabin is 970 square feet.

Robb Hickey stated that there is nothing in the ordinance that governs this type of expansion.

Chuck Caputo stated there have been three cabins that have been expanded and all have come before this board.

Bob Risman asked what the three expansions were expanded from and what they were expanded to.

Chuck Caputo stated they added square footage to a bedroom.

John Winslow: “When the additions were built on, they didn’t come before the board. What really happen was Fran and Cliff never had the conditions so if somebody came in for a permit, they came in and just got a building permit and started doing it. Even at that time, I didn’t know about that condition. I came down here to dig up the minutes on a piece of property that was for sale up there. When I showed Cliff Frasier he nearly fell out of the chair. They issued permits for the additions that should not have been issued.”

Scott Wood stated that he would have to consult with Town Counsel as to whether condition number three can be altered without the applicant formally requesting it.

The Public Hearing will be left open.

2. Site Plan Application SP30-2003 submitted by Raymond Campanaro for property located on Route 9N at Oak Street to modify previous application to use existing two-story single family house for a two-family residence with driveway from Route 9N. No additional buildings to be constructed.

Scott Wood stated that the Public Hearing Notice was published on February 3, 2004 in *The Post Star*.

Raymond Campanaro was present. He stated that this is a two-story house that will be converted to a two-family house with a driveway off of Oak Street and a driveway off of 9N. He stated that this is the end of the project for now at this point.

Scott Wood opened the comments up to the public.

Tim Campbell: “I live at 32 Oak Street. The very last house down on the right-hand side. For starters, I’m a little confused on this because the house when it was first put up, it was an apartment building, along with an office building and that’s what I was led to believe. The next thing I know is that he wants to have another building put up, which when I came to that meeting, they weren’t going to discuss it because Ray apparently had a lawsuit against the Town of Lake George.”

Scott Wood: “There wasn’t a lawsuit. It was a violation issued.”

Tim Campbell: “Violation, whatever it was. The next thing I’m hearing is that this is an existing single-family house. When I last talked to Mr. Hickey before Ray could put up a second house, this had to be converted into a single-family house. I don’t know if that’s been actually done or not.”

Robb Hickey: “The original permit was for an office downstairs and a single family house upstairs. At some point, when I inspected it on the CO, it didn’t have a kitchen downstairs, it was an office and the kitchen was upstairs. At some point in time, there was a kitchen put downstairs, as well as the kitchen upstairs. It became a two-family house. He can have a two-family house on there, but he needs Site Plan Review. He has enough property for a two-family house. When he decided he wanted to keep that as a two-family house and not build anything else, and that would be his two-family house on the property. He’s under a violation to come here and get it straight and if he gets approval, then he can have a two-family house on there.”

Tim Campbell: “Alright, and where exactly is this driveway supposed to be at?”

Robb Hickey: “The driveway is the driveway that exists now that he put in also without having the proper permit. The one that comes in off of Route 9N. It was put in last Fall. It’s not plowed right now, but it’s the gravel driveway off of Route 9N.”

Tim Campbell: “And was that given permission by the DOT?”

Robb Hickey: “It was given permission by DOT, but not permission from the Town.”

Tim Campbell: “See what I’m having a big problem with is, this is a private road that we live on. Ray owns the first part of the road. Ricky Moon owns the second part of the road. Neither one of these people who own this road, help maintain this road, they help plow this road in the winter. Nothing is being done.”

Scott Wood: “Is there an easement over it for you?”

Tim Campbell: “I have a right-of-way, yes.”

Scott Wood: “Is there any kind of road agreements?”

Tim Campbell: “No. I tried to get one. Ray wasn’t around and I could never contact him.”

Bob Risman: “Maintenance is not addressed at all in your easement?”

Tim Campbell: “No, it’s not. I tried talking to people about this and the only thing I got out of this is that when you’re on a private road, it’s up to everybody on the road to help maintain your road. I’ve had no cooperation with this, especially with Ricky Moon. I haven’t really talked to Ray about this.”

Scott Wood: “You can have a concern about him putting in a driveway and abandoning that road. I’m not so sure there is a lot we can do about usage over that road if there is no agreement. I think this pretty much falls under a civil matter that you guys are going to have to get together and come up with an agreement.”

Tim Campbell: “This also says no additional buildings to be constructed. What does this mean? Does this mean for right now or whatever?”

Robb Hickey: “He can have a garage without a variance.”

Scott Wood: “He can’t put another house. He can have an accessory structure, he can have a swimming pool, he can have a garage, anything allowed in that zone, but he can’t put another residence.”

Kathy Gentner: "I live at 23 Kings Road. When it first came up, it was supposed to be owner occupied with an office and a garage. Obviously, as it was going up, it was very obvious it would be a two-family structure. There's a second entrance. There's no owner name on the mailbox. Now, he wants to change it to a two-family duplex. Is it going to be owner occupied? I guess that would be my first question, since that was the intent initially."

Ray Campanaro: "The top floor is actually a model. I'm a modular home dealer for Westchester Modular. It's my residence and my model. It is owner occupied."

Kathy Gentner: "Will it continue to be owner occupied?"

Ray Campanaro: "Yes. As long as I own it."

Kathy Gentner: "I guess my big concern and Robb said something about it. That is a lot, but obviously it doesn't really qualify for it to put a second duplex up there, which is some of the rumors that we've heard."

Scott Wood: "It does qualify."

Kathy Gentner: "To have a two more units put up there."

Scott Wood: "Either two houses or a two-family unit. He has enough property to meet the zoning. A second duplex?"

Kathy Gentner: "Yes."

Scott Wood: "No, absolutely not. He cannot have two duplexes."

Bob Risman stated that he had a little concern about the driveway accessing Route 9N.

A motion was made by Erik Ghirarduzzi and seconded by Ed LaFerriere to close the Public Hearing.

All in favor.

Motion carried.

Scott Wood asked Mr. Campanaro as to his intent for the driveway.

Ray Campanaro stated that he is paying taxes on Oak Street and he feels he is entitled to have an entrance on it. He has a 30-foot boat and it is difficult to pull it in off of Oak Street and pull it back out.

Ed LaFerriere stated he has a problem with the applicant just doing as he wants and then when he gets caught, he comes before the board to get approved and now he has two cuts on Route 9N.

A motion was made by Erik Ghirarduzzi and seconded by Bob Risman to approve SP30-2003 as submitted.

Bob – Yes
Erik – Yes
Dave – Yes
Jim – Yes
Ed – No
Scott – Yes

Motion carried.

3. Site Plan Application SP2-2004 submitted by David C Madden for property located at 3797 Route 9L to convert a 2 bay garage into a 2 bedroom apartment.

Dave Madden: “This project involves converting an existing two car, two story garage into a two-bedroom apartment. We meet the density requirements. There will be no increase in run-off. The building is connected to the Town sewer, the Village water and there is adequate parking.”

Scott Wood opened the comments up the public.

There was no public comment.

A motion was made by Bob Risman and seconded by Ed LaFerriere to close the Public Hearing.

All in favor.

Motion carried.

A motion was made by Dave Wick and seconded by Erik Ghirarduzzi to approve SP2-2004 as submitted.

Bob – Yes
Erik – Yes
Dave – Yes
Jim – Yes
Ed – Yes
Scott – Yes

Motion carried.

REGULAR MEETING

1. Site Plan Application SP45-02 submitted by Richard & Diane Hyman for property located off Shaw Road to construct a 5,000 square foot single-family dwelling.

Attorney Bruce Carr was present representing the applicant.

The plot plan showing all the setbacks and the house location was delivered.

Dave Miller, Jeff Anthony and Kevin Hastings from the L.A. Group were also present as consultants to Mr. and Mrs. Hyman.

David Miller walked through the overall plan. He described to the board where the house would be placed, the driveway improvements, landscaping and plantings, lighting, etc.

Jim Miller asked how much square footage of glass towards the lake. He stated that at night that becomes a light. If all the lights were on, how visible would this be?

David Miller stated he did not know the percentage of glass. He did state there was a fair amount of glass.

Jim Miller asked if there were ever any visual impact studies done from the lake.

Jeff Anthony stated that prior to the L.A. Group becoming involved with the project, Peter Loyola, Landscape Architect, did a visual impact analysis

from the lake. This was one of the reasons why the building was moved back 50 feet from where it was originally proposed.

Kevin Hastings, Civil Engineer with the L.A. Group spoke regarding the stormwater management. He referred to a letter received from Jarrett-Martin dated March 1, 2004 and from the Lake George Waterkeeper dated March 2, 2004.

Scott Wood read Tom Jarrett's memorandum. A copy of this memorandum is on file in the Planning and Zoning Office.

Kevin Hastings addressed each of the 6 items in Tom's memorandum.

Kevin stated that the New York State DEC Phase II stormwater standards will be accomplished. This plan is using a combination of small sediment detention basins and infiltration drip strips as part of the stormwater management system. The test pits and perc tests will be scheduled and completed as soon as weather permitting. All the site statistics will be added to the Site Plan. The total cleared area will be 1.17 acres.

Jim Miller asked if there had been any test pits done.

Kevin Hastings stated that there had been a test pit on the previous Site Plan and that's the only information we have at this point.

Jim Miller asked what the results were.

Kevin Hastings stated it was a 5 minutes perc rate.

Scott Wood read Short Form SEQRA.

A motion was made by Erik Ghirarduzzi and seconded by Dave Wick for a negative declaration.

All in favor.

Motion carried.

A motion was made by Dave Wick and seconded by Erik Ghirarduzzi to approve SP45-02 with the following conditions:

- Original conditions of original site map
- Stormwater Pollution Prevention Plan and NOI be addressed prior to construction to the acceptance of the Town Engineer.
- The plantings and the maintenance plan for the plantings be shown on the final plans.
- The lighting to be as minimally impacting as possible to outside areas.
- The erosion and sediment control plan be addressed in addition to the Stormwater Pollution Prevention Plan and approved by Tom Jarrett and inspected by Robb Hickey.

Bob – Yes

Erik – Yes

Dave – Yes

Jim – Yes

Ed – Yes

Scott – Yes

Motion carried.

2. Minor Subdivision Application MS8-2003 submitted by Gary Koncikowski for property located at Cobble Hill Knolls to subdivide 21.73 acres into 4 building lots.

This application was tabled as the stormwater plan has not been completed yet.

3. Site Plan Application SP1-2004 submitted by Peter Bulger for property located at 45 Front Street to recondition existing 47 foot lake wall.

Peter Bulger stated he would like to recondition an existing seawall. The project is to take stones and rocks that have been dislodged into the water and put them back in.

Mr. Bulger submitted copies of the retaining wall to the board. Copies are on file in the Planning and Zoning Office.

Scott Wood asked if Mr. Bulger was familiar that he needed to place a boom out in the water when he was doing the construction and place his signs out from DEC.

There is no expansion planned. This is just a maintenance item.

A motion was made by Ed LaFerriere and seconded by Jim Miller to approve SP1-2004 with the condition that all DEC's conditions be met

Bob – Yes
Erik – Yes
Dave – Yes
Jim – Yes
Ed – Yes
Scott – Yes

Motion carried.

4. Site Plan Application SP4-2004 submitted by Guido Passarelli for property located at 2988 Lake Shore Drive to construct a 24x24 garage.

Mike LaMott was present representing the applicant.

Scott Wood read a memorandum received from Tom Jarrett. A copy of this memo is on file in the Planning and Zoning Office.

There was a lengthy discussion regarding the planting plan, which was submitted. Jim Miller stated that it was difficult to read the plan, as it did not indicate what type of tree was planted where.

The board discussed whether or not they could have the applicant bring the plan to Robb for his review or if it should come back before the Planning Board. After a lengthy discussion, the board felt it would be best if the applicant came back to the Planning Board to present the updated planting plan.

Jim Miller stated that the plan needs to show what plantings will be placed where. The legend was not clear as to the type of trees and where they would be placed on the property.

A motion was made by Erik Ghirarduzzi and seconded by Bob Risman to approve SP4-2004 with the following conditions:

- Planting plan to come back to board next month.
- Stormwater plan approved by Tom Jarrett.
- Applicant to consult with Warren County Soil and Water Conservation District as per Warren County Planning Board recommendation, regarding the stormwater and erosion control plans.

Bob – Yes
Erik – Yes
Dave – Yes
Jim – Yes
Ed – Yes
Scott – Yes

Motion carried.

5. Site Plan Application SP5-2004 submitted by Vincent Passarelli for property located at 2992 Lake Shore Drive to construct a 24x24 garage.

A motion was made by Erik Ghirarduzzi and seconded by Bob Risman to approve SP4-2004 with the following conditions:

- Planting plan to come back to board next month.
- Stormwater plan approved by Tom Jarrett.
- Applicant to consult with Warren County Soil and Water Conservation District as per Warren County Planning Board recommendation, regarding the stormwater and erosion control plans.

Bob – Yes
Erik – Yes
Dave – Yes
Jim – Yes
Ed – Yes
Scott – Yes

Motion carried.

6. Site Plan Application SP10-2004 submitted by Rainbow View Campgrounds for property located at 3652 Route 9, to bring into compliance existing campground with updated and improved septic.

Attorney Michael O'Connor was present representing the applicant.

Attorney O'Connor stated that this property has been a campground since the early 1960's. In the Spring of 2003, the present owner was cited for having more campsites than what he had approval for in the past. He stated that they have redesigned the septic and will install new septic on the site to accommodate the 263 sites. They have received a variance from the Zoning Board of Appeals stating that on the 163 sites, none would be less than 1,500 square feet. They also received a variance for permeability on the site. Attorney O'Connor stated that there was a Public Hearing by the Zoning Board of Appeals and there was no public comment by anyone.

Attorney O'Connor stated that he did receive comments today from Tom Jarrett and stated that he did not have a problem complying with all of the comments.

A copy of Tom Jarrett's memorandum is on file in the Planning and Zoning Office.

Jim Miller asked if any of the drawings showed where the flood plain is.

Jim Hutchins responded that it was shown, using the 100-year flood plain.

There was a lengthy discussion regarding the septic system. This is an existing septic system, which a pump station will be taken to.

Attorney O'Connor stated that the Town regulations as to number of fixtures is different than the Health Department regulations. When the applicant went to the Consolidated Board of Health, they stated they would build and have the number of fixtures that the Health Department requires. The Consolidated Board of Health was fine with this. However, the number of fixtures regulation is found in the Town Zoning Code, instead of the Consolidated Board of Health regulations. Robb therefore felt that the applicant would need to appear before the Zoning Board of Appeals for relief from this regulation.

Scott Wood read the application into the record.

A motion was made by Erik Ghirarduzzi and seconded by Ed LaFerriere to accept the application as complete, including a letter dated March 2, 2004 from Jim Hutchins.

All in favor.

Motion carried.

A motion was made by Bob Risman and seconded by Erik Ghirarduzzi to waive the Public Hearing based on the fact that the Zoning Board of Appeals already had a hearing and it was properly noticed.

All in favor.

Motion carried.

A motion was made by Bob Risman and seconded by Jim Miller to approve SP10-2004 with the following conditions:

- The applicant shall apply to the Zoning Board of Appeals for relief from the number of fixtures as the Town's standards are more stringent than New York State Department of Health.
- The applicant shall apply for and receive approval from APA and DEC, if appropriate and jurisdictional.
- 200 yards plus of fill will be for septic system, not for lots.
- The applicant shall meet all of the conditions of Tom Jarrett's memorandum of March 2, 2004.
- The applicant shall meet all the conditions of the Warren County Planning Board, with the exception of the road delineation.
- The concrete tank, which is existing, shall be moved to a higher grade and replaced with a fiberglass top and sealed.

Bob – Yes

Erik – Yes

Dave – Yes

Jim – Yes

Ed – Yes

Scott – Yes

Motion carried.

7. Site Plan Application SP13-2004 submitted by Kris Johnston for property located on Lot #2 of Mohawk Mountain Subdivision to construct a 3,061 square foot two-story single family dwelling.

Kevin Maschewski was present representing the applicant.

Kevin stated that this is a 3,061 square foot house built on a little over 2 acre parcel. The zoning is RCM-S2. They meet or exceed all of the setbacks.

There was a discussion regarding the outstanding violation on this property. Robb stated that the remedy to this violation was to come before the Planning Board and receive approval.

Scott Wood read the application into the record.

A motion was made by Erik Ghirarduzzi and seconded by Ed LaFerriere to accept the application as complete.

All in favor.

Motion carried.

A motion was made by Bob Risman and seconded by Erik Ghirarduzzi to schedule a Public Hearing.

All in favor.

Motion carried.

The board requested the applicant to provide the following:

- Slope Stabilization
- Area of Disturbance Delineated
- Pre and Post Contours, if available
- Major Stormwater Plan – If 15,000 square feet or more of disturbance.
- Topo

8. Minor Subdivision Application MS9-2003 submitted by W. Bradley Krause, Esq., for property located on Halcyon Lodge Road to subdivide 7.453 acres into 2 lots.

Attorney Brad Krause was present representing the applicant.

Attorney Krause stated that this is a two-lot subdivision. Because the original lot only had 73 feet of road frontage, a variance from the Zoning Board of Appeals was needed. The applicant did appear before the Zoning Board of Appeals and a variance was granted.

Scott Wood read the application into the record.

A motion was made by Ed LaFerriere and seconded by Dave Wick to accept the application as complete.

All in favor.

Motion carried.

A motion was made by Erik Ghirarduzzi and seconded by Ed LaFerriere to waive the Public Hearing.

All in favor.

Motion carried.

A motion was made by Erik Ghirarduzzi and seconded by Ed LaFerriere to approve MS9-2003 with the condition that the plot plan be amended to meet the road frontage requirements.

Bob – Yes
Erik – Yes
Dave – Yes
Jim – Yes
Ed – Yes
Scott – Yes

Motion carried.

9. Minor Subdivision Application MS1-2004 submitted by Paul Gilchrist for property located on East Schroon River Road, to subdivide 21.74 acres into 3 lots.

Paul Gilchrist stated that the smallest lot would be 5.239 acres; the middle lot would be 5.5 acres and the largest lot is 11 acres. All lots have over 150 feet of road frontage.

Scott Wood advised Mr. Gilchrist that he needed to have Niagara Mohawk approval for the easements.

Scott Wood read the application into the record.

A motion was made by Bob Risman and seconded by Erik Ghirarduzzi to accept MS1-2004 as complete.

All in favor.

Motion carried.

A motion was made by Erik Ghirarduzzi and seconded by Ed LaFerriere to waive the Public Hearing.

All in favor.

Motion carried.

A motion was made by Bob Risman and seconded by Ed LaFerriere to approve MS1-2004 with the condition that the applicant obtain Niagara Mohawk approval to access the rear of the three lots.

Bob – Yes

Erik – Yes

Dave – Yes

Jim – Yes

Ed – Yes

Scott – Yes

Motion carried.

10. Sketch Plan Review submitted by Jim White and Peter Didio for property located on property known as Mother's.

Peter Didio, Jim White and Jim Miller were present.

Peter Didio stated that the plan is to place 14 townhouse units on the property.

Scott Wood advised the applicant that the code requires 20,000 square feet per unit.

They have 1.49 acres.

Since there was no enough property for the applicant to do townhouse, the board discussed some other options for the applicant to pursue, such as a motel, office space, etc.

The board discussed the engineer's comments. Scott Wood asked that the engineer's report be in the office prior to the night of the meeting.

Jim Miller stated that other boards, which he has appeared before normally issue staff comments. The reason for this is to funnel the direction of the conversation.

Scott Wood stated that this had been done in the past however, most board members felt that if there were staff comments, then it would not be a Planning Board decision.

Jim Miller then stated that he felt a bit awkward with the completeness of a lot of the applications. He stated that he felt at least half of these applications did not address all of the issues of what the code states is required.

Robb stated that he would love to have complete applications, but he can only send to the board what the applicant provides to the office.

A motion was made by Bob Risman and seconded by Ed LaFerriere to adjourn the meeting at 11:40 p.m.

Respectfully submitted,

Patricia McKinney
Planning & Zoning Clerk