

Minutes of the DRB/PC Meeting January 12, 2017

Present: Dave Wolniewicz Committee Chair David Raphael, Kirsten DeLa Cruz, Zoning Administrator Ed Hanson, Mary Rudd, Louise Giovanella Others present: Richard Jackson, Roger Jackson, Jason Barnard, Isaac VanWyck, Gary Norton

DRB Old Business

December's meeting minutes were reviewed. Kirsten DeLaCruz motioned to accept the minutes Dave Wolniewicz 2nd. Unanimously approved. Mary Rudd stated that the select-board needs to exchange the old newspaper fee with the hearing fee of \$300:00 to cover the newspaper warning. Committee Chair David Raphael asked Zoning Administrator Ed Hanson to ask Robert DeGraaf to turn off all the neon signs at B.J's Farm supply store at night and bring in all other signs when the store is closed.

Zoning Administrator Ed Hanson stated that he had received a letter from Cynthia Smith concerning the sub-division of the property on Lake Rd. Zoning Administrator Ed Hanson told the DRB that a wording change in the regulation is needed before she can sub-divide. Zoning Administrator Ed Hanson will send the DRB examples from other towns concerning lots that have two zoning districts on their property.

New Business

The DRB convened at 7:00 p.m. with a hearing for a 3 lot Planned Unit Development on 22A for Isaac VanWyck. All giving testimony were duly sworn in. Jason Barnard presented the PUD stating that the existing parcel of 37.7 acres will have two lots on the north side of the parcel to be divided into 6.2 and 6.3 acres. Each lot will have its own septic mound system. The two new parcels will share a drive way with a 50 ft. right-of way buffer. Richard Jackson expressed concern concerning the water drainage flow. Jason Barnard explained that all water drainage flow is being taken care appropriately. Roger Jackson asked the DRB to do a site visit. Mary Rudd motioned to do a site visit Louise Giovanella 2nd. Unanimously approved. A site visit is planned for Saturday January 14, 2017 at 9:00 am. Louise Giovanella motioned to recess the hearing until February 9, 2017. Mary Rudd 2nd. Unanimously approved.

Gary Norton informed the DRB that he is planning to sub-divide his property into two lots and wanted to know if he can run an easement through his property for the planed newly sub-divided lot. The DRB informed him that he could and to schedule a hearing for it when he is ready.

The legality of a recently placed Baptist Church sign on Panton Road took place. Zoning Administrator Ed Hanson will look into it. The newly placed flashing crosswalk signs at the Town Hall was discussed and tabled until the Planning Commission meeting.

Zoning Administrator Ed Hanson informed the DRB that Dick Thurber of Nor-dic Farm has submitted a proposal for a two-lot sub-division on Jersey St. and will be ready for a hearing the next DRB meeting in February. Mary Rudd motioned to adjourn the DRB and convene the Planning Commission Louise at 8:10 p.m. Giovanella 2nd. Unanimously approved.

PC Old Business

The previous meeting minutes were reviewed. Mary Rudd motioned to approve the minutes. Dave Wolniewicz 2nd. Unanimously approved. The review and updating of the Town Plan continued.

New Business

Kirsten DeL Cruz motioned to have the DRB send a letter to the select-board asking them to remove the flashing signs and replace them with alternative lighting. Dave Wolniewicz 2nd. Unanimously approved.

New wording for the zoning regulation with properties falling in two zoning districts will be considered for the February PC. The screening ordinance was reviewed and will be updated. The next DRB/PC meeting will be February 9, 2017. The DRB/PC meeting date for March will be the March 2, 2017 at 7:00 p.m. The Town plan public workshop/ hearing will be on March 23, 2017. Louise Giovanella motioned to adjourn the PC Mary Rudd 2nd. Unanimously approved.

Respectfully submitted,
Marjorie Huff, clerk

