

Approved 06/19/2013

Planning Commission / Zoning Board Minutes - May 22, 2013

1. 6:00 PM: Site visit to Katie Kenney's property, 120 West Road, to review her application to tear down a storage shed and construct a new shed farther from a stream.
2. 6:30 PM: Call to Order at Town Hall by Judy Boehlert
3. Members present: Judy Boehlert, Chair, Lisa Robinson, Clerk, Suzy DePeyster, Pat Hall, Colleen Scholz and John LaVecchia, Zoning Administrator
Guest's present: Bill Garrison, Janice Garrison, James Gunn, Jerry Hall, Brad Kessler, Reginald Tschorn, Tom Williams
4. Minutes of April 17, 2013; Pat moved to approve as amended; Colleen seconded, unanimous
5. Zoning Administrator's Report and PC/ZB discussion:
 - a. Katie Kenney's application represents an improvement over the current location of the shed. Move to approve by Suzy; seconded by Pat, unanimous.
 - b. Gunn Boundary Line Adjustment: Suzy moved to approve; seconded by Colleen; unanimous.
 - c. Tudor/Kauffman Boundary Line Adjustment/Subdivision Hearing continued to the next meeting, June 19. John will send a registered letter regarding current status.
 - d. Wilderness camp inquiries: Discussed potential applications for wilderness camps from Reginald Tschorn and Bonnie O'Shea. Camps to be constructed in anticipation of working with National Geographic in their "Building Wild" series. The Zoning Bylaws allow the construction of primitive camps in F2 districts. Applicants were reminded to address "current use" issues and that town residents can appeal the approval of an application. John will send an e-mail to Reginald Tschorn stating that primitive camps are a permitted use and the right of residents to appeal.

Town residents present raised questions regarding the potential O'Shea application and concerns with notifying neighbors, crossing the river to build, and parking.
 - e. Stannard sugaring operation: The sugaring operation is a temporary activity. Discussion covered the setback requirements of 50 ft. from the centerline of the road. Although agricultural operations are not exempted, the temporary nature of an activity and the topography of the land can be taken into consideration. The Town Plan encourages agricultural activities.
6. Suggestions for new Board Members, in the event of a resignation, were requested.
7. Suzy motioned to adjourn the meeting at 7:45 PM; seconded by Pat; unanimous.

Next Meeting: June 19, 2013

Respectfully submitted:

Lisa Robinson