

# Town of Homer Planning Board

Minutes for Wednesday, March 28, 2012

## **Board Members** (absent \*)

Richard Crane, Chairman\*

Michael McMahan

Betsy Gray

Robert Perry

Stuart Young

Eugene Wright

Michael Park

## **Others Present**

Lindsay Kemp, Recording Secretary

John Daniels, CEO\*

Pat Snyder, Attorney\*

**Public Attendance:** Sue Stafford, Paul Dreis, Sue LaPlante, and Doug LaPlante

## **Public Hearing**

Acting Chairman Wright opened the public hearing for review of an application by Donna Locke to subdivide property located on MacDonald Road. The subdivision would create 2 new lots of approximately 5 acres and 15.7 acres out of the existing 190 acre parcel.

Paul Dries was present at the meeting to represent Donna Locke. He provided maps of the proposed subdivision to the board members for review. He stated that there have been three lots previously subdivided. This location which is being proposed is the north side of Albany Street.

Member Perry mentioned that his only concern would be creating a flag lot at the back of the property if the barn and house were ever to be subdivided in the future.

Member young asked Paul dries how much road frontage would remain. He stated that he was unsure exactly what the remaining road frontage would be.

Mr & Mrs LaPlante asked to review the proposed subdivision map to determine how the subdivision would affect their property. They reviewed the maps and did not feel that there would be any effect on their property.

Paul Dreis stated that the 15 acre lot that is being subdivided already has a buyer and the buyer will be building a home on the property.

With no further questions or comments the public hearing was closed.

## **Regular Meeting**

Member Park made the motion to accept the meeting minutes from the November 30, 2011 meeting. Member Gray seconded the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried 6,0,0.

Acting Chairman Wright stated that he received a letter back from the County Planning Department which stated that after reviewing the application they have determined that the request is technically adequate and has no state or county wide impact and they are returning the request for local determination.

Member Young made a motion to declare a minor subdivision, ask the chairman to answer no to all questions on the short environmental assessment form and approve the subdivision. Member Perry mentioned that his only concern would be that if the house and building were subdivided in the future there would not be adequate road frontage remaining. Paul Dries stated that there are no plans of ever subdividing the house and buildings. Member McMahon seconded the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimous 6,0,0.

Acting Chairman Wright stated that \$200.00 needs to be submitted to the Town along with copies of the maps to be signed and stamped. The fee includes a \$50.00 application fee, a \$50.00 public hearing fee and two lots fees of \$50.00 each.

Member McMahon stated that he has applied for a building permit for a free style barn which will measure 100x156 feet. He stated that he is unsure under the new zoning law if he will need to apply for an aquifer permit. He also stated that CEO Daniels stated he would be reviewing the information with Attorney Snyder when he was available.

Member Park provided the zoning law which states that an aquifer permit needs to be obtained because the project exceeds 10,000 square feet.

Member Park made the motion to send the application to the county for planning board review and to schedule a public hearing at the next meeting which will be April 25, 2012. Member Gray seconded the motion. With members in favor saying "aye", none opposed and Member McMahan abstained.

## **Adjournment**

The meeting was adjourned at 8:30pm.

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Lindsay M. Kemp, Recording Secretary