

Town of Homer Planning Board

Minutes for Wednesday, July 27, 2022 at 7:00pm

Board Members (absent *)

Michael McMahon, Chairman

Jon Miller

Erin Mahunik

Bruce Crandall

Zach Young *

Chad Butts

Michael May

Others Present

Lindsay Andersen, Recording Secretary*

Kevin McMahon, CEO*

Pat Snyder, Attorney

Public Attendance: Susan Merry, Anthony & Katie Kristoff

Regular Meeting

Chairman McMahon opened the meeting for discussion of **the application by John and Susan Merry to subdivide 0.2 acres to transfer and consolidate to an adjacent parcel owned by Anthony and Katies Kristoff.**

Chairman Michael McMahon opened the meeting by explaining the project. A public hearing before the planning board for this project was held at the last meeting in the previous month. The Zoning Board of Appeals held a public hearing and approved the variances earlier this evening. There were no public comments made at this ZBA hearing tonight. The ZBA approved the necessary variances at their meeting earlier in the evening.

Mike McMahon discussed the minimum lot size required under the zoning law and health department regulations, which is 2.4 acres. That minimum lot size has been in effect since 2008. There is a concern about whether there would be room for a replacement system if the existing systems were to fail. There was a concern as to whether the health department was aware of this lot line adjustment and approved of it.

At that point, the comments from the County Planning Board were read. That included the concern about any future wells or septic systems. Ms. Merry explained that there are no plans to build any new wells or septic systems. She also explained that the area to be conveyed is

across a dry creek which is not easy to get across with a lawn mower, the maintenance and mowing of this area to be conveyed is problematic for the Merry's. They wish to gift this property to their neighbors the Kristoffs.

After hearing about the minimum lot size, Ms. Merry explained that they had purchased an adjacent parcel of land, approximately 1 acre in size, which could be available if they needed more land area. Chairman McMahon pointed out that if this parcel was to be added to the existing Merry parcel, that would eliminate the concerns about the small lot size. Mr. McMahon also pointed out that if this parcel was consolidated with the existing Merry parcel, it may not be possible to subdivide that parcel out in the future. Ms. Merry stated that they have no interest in selling that parcel in the future. It was purchased solely to protect their parcel. She indicated that they would be happy to have the parcels consolidated. The board explained that it is an easy process to consolidate the parcels, and that it can be done by contacting the County Real Property Tax Services office. Ms. Merry indicated that they would have no objections to this being a condition of the approval.

At that point, Chairman McMahon reviewed the short environmental assessment form with the board. Part 2 of the EAF was filled out with all questions being answered in the negative. Member Michael May made a motion to approve a negative declaration and approve the subdivision contingent upon the Merry's consolidating their 2 parcels, and the Kristoffs consolidating their existing parcel and the 0.2 acres they are acquiring from the Merry's. The motion was seconded by Jon Miller. With all those present voting in the affirmative, the motion was approved 5-0-0.

Adjournment

The meeting was adjourned at 7:40pm.

Lindsay M. Andersen, Recording Secretary