

DRAFT

PLANNING BOARD MEETING - NOVEMBER 17, 2014
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

PRESENT

Wayne Johnson, Acting Chairman
John LaVoie
Lawrence D'Angelo
Paul Puccio
Andrew Aubin
James Shaughnessy
Nadine Fuda, Director
Attorney Robert Linville, Esq.

MEMBERS ABSENT

Denise Mayrer, Chairwoman
Richard Laberge,
Planning Board Engineer

APPROVAL OF MINUTES — NOVEMBER 3, 2014

Puccio moved, LaVoie seconded that the minutes be approved as amended.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Oppose: None

PUBLIC COMMENT

None

Recommend to ZBA

Timothy Houseworth
3041 Rte. 150

Z729-14/RA/190.1-4-3

Proposed - Area Variance

Timothy Houseworth, applicant was present for this meeting.

Chairman Johnson asked him to explain what it is he is looking to do.

Mr. Houseworth stated he is looking to replace a deck on his house and he needs an area variance for 10% coverage.

RECOMMENDATIONS TO THE ZBA

Puccio moved, Johnson seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Puccio, Shaughnessy
Oppose: None

SUBDIVISION / LOT LINE

Michael and Donna Britt
2444 Brookview Road
Proposed - Lot line

2014-33/R-20/177.-9-26

Cindy Elliott, land surveyor, Michael and Donna Britt were present for this meeting.

Chairman Johnson asked Ms. Elliott to explain what it is she is looking to do.

Ms. Elliott stated the Britt's are requesting a lot line approval for a 0.02 (two hundredths) of an acre. They were approved by the Zoning board of Appeals on November 10, 2014 for the addition to their home because of this 0.02 acre being given to them by Mr. Edwards.

Mrs. Fuda stated new maps are needed with the lot line from Edwards to Britt dated November 16, 2014 need to be brought to the planning office for signing.

LOT LINE ADJUSTMENT

Puccio moved, D'Angelo seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Puccio, Shaughnessy
Oppose: None

Subdivision / Lot Line

Todd Scaccia/ American Hometown Plaza
3561 -3575 US Rte. 20
Proposed - 2 Lot Subdivision and 3 Lot lines

2014-32/HC/211.-2-4,22,21,25,23

Todd Scaccia, applicant was present for this meeting.

Chairman Johnson asked Mr. Scaccia to explain what it is he is looking to do.

Mr. Scaccia stated he is looking to do 2 subdivisions and 3 lot lines on his commercial property on route 20.

The board asked questions on the zoning of the area, water and sewer and why was he doing this.

Mr. Scaccia stated the area is zoned Highway commercial, there is not water or sewer and he is looking to sell off a couple of the lots.

Mrs. Fuda stated she spoke to Mr. Laberge and he believes keeping this under one name and one map is how this should be handled for map filing with the county. We will do the approval just as it is listed in the description on the map.

All agree to send this for a public hearing on December 1, 2014

MEMBER DISCUSSION

James Shaughnessy to replace Planning Board Member James Church - a term to end in the year of 2021.

ADJOURN

Johnson moved, Shaughnessy seconded that the Planning Board meeting be adjourned. There being no objections, Chairman Johnson adjourned the meeting at 7:15 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning