

Minutes of the Planning Board 7/22/15

Members Present: Chairperson Jim Harris, Tim Coyne, Jim Seamon and Maureen Knapp.

Absent: Barb Albro. **Also Present:** Town Attorney Don Armstrong and Al Socha.

The meeting opened at 7:05 with the Pledge of Allegiance.

Old Business: The meeting began with a review of the minutes from June 24. Jim Seamon made a motion to approve the minutes and Maureen Knapp seconded. All in favor, the motion passed.

New Business: Application for a subdivision submitted by Riehlman, Shafer and Shafer on behalf of Jeanne Underwood. The board was asked to review the application and if everything was in order, to forward it to County Planning.

Jim H. explained that the 145.6 acres would be subdivided into three parcels, with the major parcel located on the west side of Rt. 281. The two smaller portions are on the east side. Don Armstrong explained that the Conservation Easement Grant would be applied to the large parcel and the subdivided parcels would be exempt.

He also summarized that the main question to be addressed is whether the lots meet Preble's zoning requirements as far as amount of road frontage, depth, area... Maureen inquired about the acreage of each parcel as this was not marked on the map. The board members attempted to gauge the size of the lots based on the info provided on the map. Don reminded the board that they have the option of waiving the survey requirement. The possibility of contacting Real Property for more information on lot sizes was raised along with Maureen's suggestion of estimating the acreage from the provided map.

Jim Seamon summarized that there is plenty of road frontage, the lots involved are way over two acres and the request seems very reasonable .

Don said if all agreed, a resolution had to be passed to send the application to County Planning. He added that holding a Public Hearing was optional or affected neighbors could just be notified, as was done with the recent Henderson

subdivision. Discussion followed as to who needed to be notified. Letters will be sent to the affected landowners with tax parcels numbered: 07, 08, 9.12, 9.2, 10, 11.1, 11.2, 12, 13, 14 and 19.

It was decided to wait until the application came back from County Planning to complete the S.E.Q.R. form.

Tim Coyne made a motion to send notices of the Underwood subdivision to all adjacent property owners and to refer the application to County Planning Board. Jim Seamon seconded. All in favor, the motion passed.

Jim Seamon made a motion to pass a resolution not to require a survey or hold a public hearing at this time. Tim Coyne seconded and all in favor, the motion carried.

The next meeting is scheduled for Wednesday, August 26th.

Maureen made the motion to adjourn. Tim seconded and all in favor, the motion passed.

The meeting adjourned at 7:40.

Respectfully Submitted,

Deborah Putman

Recording Secretary

July 28, 2015