

Minutes of the 5/25/16 Preble Planning Board

Members Present: Maureen Knapp (acting chairperson), Barb Albro, Jim Seamon

Also Present: Town Attorney Don Armstrong, Barton Powers, Bill and Sue Wright, Roger Beck

Absent: Jim Harris

The meeting started at 7:00 with the Pledge of Allegiance

First order of business was a Site Plan Application submitted by Barton Powers, Powco LLC. His intention is to convert the former Calvary Baptist Church at 1896 Preble Rd. into a 4 bedroom, single family house. Minimal changes would be made to the exterior and the septic system would be upgraded. After a period of discussion and consulting Ordinance regulations and the Zoning map it was determined that the property is zoned residential. Therefore the applicant is free to proceed with his project without approval from the Planning Board. Jim Seamon made the **motion** that Site Plan approval is not necessary due to existing zoning. Barb Albro seconded, all in favor the motion passed. Don will notify Rick Fritz, the Code Enforcement Officer, of the Board's decision.

Next on the agenda was an application for a Lot Line Adjustment by William and Mary Sue Wright of 2068 Preble Rd. The Wrights would like to sell a 2.41 acre parcel to Roger Beck. The property is adjacent to Mr. Beck' business; Beck Equipment. The transfer of this property would not result in the creation of an additional tax parcel, but just involves a modification of the common boundary.

Currently the property is designated as light industrial, however the town zoning map still shows it as agricultural. Mr. Beck's land is zoned commercial. Maureen read the definition of a lot line adjustment aloud and it states that both lots in question need to have the same zoning status, which is not true in this case. Another qualification of a lot line adjustment is that the size of the parcel does not exceed 10% of the original lot size. The parcel being divided is 22.55 acres, so the amount of land they want to sell Mr. Beck slightly exceeds that percentage.

Don suggested a resolution proposing that the Wrights fill out a Zoning Board Variance Application requesting a variance from the 10% area and the common zoning requirements. Zoning Board would need to review the application and the Wrights would need to come back before the Planning Board. Jim Seamon made a **motion** to have the applicant go before the Zoning Board for a variance on both the size and zoning requirements for a lot line adjustment. Barb Albro seconded, all in favor the motion passed. It was also noted that a Public Hearing will probably need to be scheduled as well.

Minutes from the last meeting were read. Jim Seamon made the **motion** to approve the minutes as written and Barb seconded. All in favor, the motion passed.

Jim Seamon made the **motion** to adjourn, Barb seconded. All in favor, the motion passed. The meeting adjourned at 7:40.

Next Planning Board meeting is scheduled for Wednesday, June 22.

