

FENNER PLANNING BOARD
FEBRUARY 21, 2007 – 7:00 pm

MINUTES

Members present: Donna Griffin, Pete Snyder, Judy Carmon, Jim Clarke and Jim Burke. The meeting was called to order at 7:15 pm. Donna reviewed the minutes. Pete mentioned that the wind tower for John Stoker's windmill would be 20 kilo's. Pete made a motion to approve the minutes with correction. Jim seconded. Approved.

Glenn Davis – Preliminary for sub-division on Bingley Rd. Glenn wants to create 3 lots that are 2.5 acres each out of the 12.433 acre lot that he purchased. They would be 200' on the road going back to 125' at the back. The remainder would be 183.82 for road frontage and the rest of the land behind the existing lots. He wondered if he could get rid of the back half of the lot and we told him only w/adequate road frontage or if he sold to surrounding land owners. We advised him of the conforming lot depth to width ratio requirement for his proposed sub-divisions. He wondered about converting to 3 lots with approximately 260' of road frontage each by approximately 730' deep or in a conforming formula. We recommended that approach so that it would be a better fit for all. He was going to do some more research and come back.

Fred Whipple – Sub-division on Freber Road. Fred wants to sub-divide 10.5 acres from his 208 acre lot on Freber Road. The road frontage would be 310' and he wants to hold 80' for a right of way for future water rights. The lot is about 1000' deep so it would not be a conforming lot. Fred would need to add the 80' proposed right of way onto his property next door to avoid creating a non-conforming lot. We would need to send him to the ZBA for an area variance for this lot as it is on the print right now. Donna explained we have to make a recommendation to the Zoning Board and at this time we are suggesting he could add more land to this lot to avoid this problem if he wanted to. Peter made a motion that Fred should try to make it into a complying lot which would be a negative recommendation from our board. Jim Burke seconded it. All approved. Pete made a motion to adjourn, Jim Clarke seconded. All approved. We adjourned at 7:45 pm.

Respectively submitted

Judy Carmon
Secretary