

Fenner Planning Board
September 19, 2007 – 7:30 PM

Members present: Judy Carmon, Donna Griffin, Pete Snyder, Russell Stone, Jim Burke and Jim Clarke.

Meeting was called to order at 7:35 PM. Donna reviewed the minutes. Russell made a motion to accept, Pete seconded. Approved.

Mary Armstrong presented the application along with a revised survey map showing the contours, perk tests and driveway locations. She went to the SBA and got approvals she needed for lot 3. She wants to make sure she gets a copy of the ZBA minutes for her records. We will publish for a public hearing for the minor sub-division for our October meeting on 10/17/07 at 7:45 PM.

Edwin and Diana Brown are looking for a Use Variance to put a double wide home on Oxbow Road in an "A" zone. He would have to go 500 feet back from Oxbow Road to satisfy present requirements and his building lot restricts him because for the surrounding Class A wetlands and the 100' buffer zone established by the DEC. He has had the lot perked and passed and is speaking with the DEC on 09/20/07 to see if they will allow him a little more room in the buffer zone to have his well and septic put in. Russell made a motion for a positive recommendation to the ZBA, Donna seconded. Three voted in favor and three opposed.

Glenn Davis – Major Sub-division. The public hearing opened at 7:55 PM for his major sub-division on Bingley Road. He was at the ZBA meeting last month and they approved his request for a variance to add the land he sold to the Hales onto there lot. Donna asked if there was any comment from the floor, no comments. The public hearing was closed at 8:04 PM. He presented his final survey. Russell made a motion to accept the ZBA recommendation. Judy seconded. Approved.

Lori and Andy Shephard – Minor Sub-division on Roberts Road. The public hearing opened at 8:07 PM. They are division off 20 acres from their existing property. Donna asked if there were any comments, no comments from the floor. The public hearing was closed at 8:09 PM. Russell made a motion to accept the sub-division as presented. Jim seconded. Approved.

Lori Shephard wrote a letter to the planning board looking for direction on an addition to their current business on Roberts Road. They would like to add a driving range behind the existing golf course. They would not need to add another building and no additional lighting would be required either. The hours of operation would need to be increased to accommodate the nature of the business. Donna recommended that she come back with a detailed plan for a preliminary at our October meeting.

Donna turned the meeting over to Pete while we discussed the sub-division of Woodland Road with Mr. Farrance and Mr. Land to avoid conflict of interest. Mr. Lang is representing Mr. Farrance with this sub-division and if he will net to get a Use Variance from the ZBA for the depth to width ratio problem that the sub-division will cause. Pete spoke to the Town Attorney and he agreed that Mr. Farrance will need a variance to proceed with this sub-division. Mr. Lang will present it to the SBA by himself. The meeting was turned back over to Donna by Pete.

Charlie Stone – Special Use Permit. He needs this permit to allow for a third home to be built on his family's land. The public hearing opened at 8:30 PM. Donna asked if there were any comments from the floor, no comments. The public hearing was closed at 8:25 PM. Pete asked if he would rather get a Special Use Permit instead of sub-dividing the land and that is what Charlie wants to do. Jim Clarke made a motion to accept. Jim Burke seconded. Approved.

Donna passed out notice about a planning board school to board members.

Russell made a motion to close the meeting, Judy seconded. Approved. The meeting was adjourned at 8:50 PM.

Respectively submitted;

Judy Carmon
Secretary