

8/18/2021 Town of Fenner Planning Board Minutes

Attendees: Pete Snyder, Monica Cody, Donna Griffin, Andy Stone, Judy Carmon, Sue Yanulis

Meeting called to order at 7:36 by Donna

- Introduction of Sue Yanulis, new Planning board member. Her email is syanulis@gmail.com
- July 2021 Planning Board minutes were reviewed. Motion to approve by Pete, second by Judy. Motion carried.

ITEM 1: Subdivision for Emily Stoddard, #6242 Oxbow Rd.

- Public Hearing opened at 7:38
- Subdivision will split existing lot into two lots. Plans include building a home on an existing concrete pad. Maps, site plan, and documents provided by Ms. Stoddard were reviewed. Landowners were asked to get a new address for the second parcel at tax mapping (not noted on the provided drawings).
- Motion to close public hearing at 8:03 by Andy, second by Judy. Motion carried.
- SECRA was reviewed. Motion for a negative declaration by Pete, second by Sue. Motion carried.
- Motion to approve subdivision by Pete, second by Andy. Motion carried.

ITEM 2: Special Use permit for Farmstead 1868 LLC on Cody Farm- Continued Preliminary discussion

- Monica Cody presented a draft site plan for special use permit to process and sell small batch farm products (lavender and dairy based food items, creams, and crafts) and possible retail/farmstand/event space, warehouse, and u-pick operations. Application includes 20-C kitchen, in-home business, home processor licensing, and farm store. Discussion of potential B&B and RV hook-up for rent would require ZBA approval first, and may be taken out of the application until a later date. Discussion included using existing buildings, driveways, parking areas, and street lighting, with addition of small road-side or on-building signage at each site, and residential safety/security lighting where needed. Potential installation of a greenhouse and concession stand type structure also discussed at Shephards Rd. location.
- Motion to close at 8:19 by Andy, second by Pete. Motion carried.

Respectfully submitted by Monica Cody