

Planning Board – April 28, 2015

Meeting called to order at 7:00PM by Chairman Granzin

Present: Chairman Dave Granzin, Vice Chair Jack Hessney, Linda Lefko, Elaine Thiesmeyer, Floyd Hoover, 2 Vacant seats

Motion by Linda, 2nd Elaine to accept the March minutes, carried.

New business:

Review of Sub Division application of Edwin Zimmerman property at 522 East Leach Rd. He would like to subdivide 1 acre for a new home site from an existing 45 acre farmland parcel. Following review of the application and survey map of the proposed new home, Linda made the motion, seconded Elaine to approve the 1.015 Acre Sub Division of 522 East Leach Rd, carried by all. Chairman stamped and signed original drawings.

Review of Sub Division application of Gary Henderson property 29.21 acres, TM # 63-01-1-5. Bruce Henderson will purchase 16.49 acres of original parcel with the remaining 12.72 acres added to existing parcel # 63.01-1-4 owned by David Henderson.

Members agreed that this is a lot line adjustment; Motion by Floyd seconded Jack approving this sub division application, carried by all.

Review of Special Use Application # 15-5 of Scott Osborne DBA Fox Run Winery at 975 Carlson Rd. Mr. Osborne would like to install 6 arrays of solar collection panels on his property south side of Carlson Rd. This system would greatly reduce his energy cost to operate his winery. Ground mounts are less expensive and being 8.5' tall, a lower profile. Arrays are spaced apart so that they will not create shade issue with nearby array.

The only land disturbance will be drilling the steel post holes and trenching the lines into the building. The field will run East –West, 330' long, with 42' setback from Carlson Rd per Town Highway setback requirements.

After review of plans and discussion, Elaine made the motion, seconded by Linda to approve this application, carried by all.

Comprehensive Plan update:

Members reviewed and updated Section 5.6 Lakefront & Section 5.7 Community Organizations & Recreation.

Dave will incorporate any changes needed to the above sections.

Members are asked to read update process.

Linda reported working with Peg Thompson on the Outlet Trail assessment of needs. They have noted critical areas and listed ideas for improvements. This will help with a plan for the community “clean up” of the trail.

Motion to adjourn by Linda Seconded Floyd carried at 8:59PM

Respectfully submitted

Betty M Daggett