

MINUTES OF MEETING ~ DECEMBER 21, 2009

ATTENDANCE: Rick Bump, Eugene Dutcher, George Hilton, Harold Ellsworth, Paul Little, Bob Thurling, Suzanne Robbins, and Secretary Pat Smith. Zoning Administrator Walt Tennyson was also in attendance. Absent was Ken Raisner.

MINUTES: On a motion by Mr. Bump, seconded by Mr. Dutcher, the Minutes of the November 16th, 2009 meeting were accepted, as presented. Motion carried 7/0.

CORRESPONDENCE: Zoning Administrator's Activity Report for November 2009.

OLD BUSINESS: Tabled projects.

PUBLIC HEARINGS: Having been duly advertised, the public hearings were opened at 7:01 p.m. by Vice-Chairman Little.

#SD2009-04 ~ John Wright & Hidden Lake Timber. Applicant was present, along with Attorney Frank DeSantis representing Hidden Lake Timber, LLC. Applicant proposes a 40 acre land swap with Hidden Lake Timber, thereby conveying all 300 feet of shoreline property to Hidden Lake Timber, and receiving 40 acres in return, running contiguous with his current holdings, and thus allowing his total holdings to remain at 100+/- acres. He proposes dividing these 100 acres into three lots, retaining the lot with the existing dwelling and related accessory structures for himself, leaving one lot for his daughter, and the other for his son; all three lots being of approximate equal size. Lot # 3 will be located at least 200 feet from any wetland, and there are two Right of Ways accessing the vacant properties, one through the Hidden Lake parcel, and the other already in existence from the Olmstedville Road. The Project is non-jurisdictional with the Park Agency. Following discussion, motion was made by Mr. Thurling to close the public hearing at 7:10 p.m. Motion seconded by Mr. Dutcher, and carried 7/0. Mr. Dutcher then made a motion to approve the lot line adjustments necessary for the land swap, approving the land swap, and then approving Mr. Wright's 3-lot subdivision. Motion seconded by Mr. Bump and carried 7/0.

#SD2009-05 ~ Paul & Doris Frey. Applicants were in attendance. Applicants own 4+/- acres on State Route 9 in the Hamlet of Pottersville. They propose breaking off a 1/2 acre parcel which contains the house and related structures. The ROW that abuts the 1/2 acre parcel runs to the remaining 3.5+/- acres. On the opposite side of the ROW is another 1/2 acre parcel under the same ownership, but with a separate deed. The well that services the dwelling across the ROW is located on this parcel, and a deal will be made with the purchaser for use of the well for a five year period, after which, if the municipal water line does not extend to that parcel, they will have to drill their own well or renegotiate. Following discussion, on a motion by Mr. Thurling, the public hearing closed at 7:20 p.m. Motion seconded by Mrs. Robbins and carried 7/0. A motion was then made by Mrs. Robbins to approve application #SD200-05 for a two lot subdivision, as proposed. Motion was seconded by Mr. Dutcher, and carried 7/0.

#SD2009-06 ~ Mildred West proposed 2-lot subdivision. Applicant was in

attendance, represented by son-in-law Tom Hanigan. Applicant owns approximately 117+/- acres of land on the East side of East Shore Drive. She proposes subdividing off a 5+/- acre non-shoreline parcel that will be conveyed as a residential building lot. Although not contiguous, the property has a little over 250 feet of road frontage. The project is non-jurisdictional with the Park Agency. Brief discussion followed, after which a motion was made by Mrs. Robbins to close the public hearing at 7:26 p.m. Motion was seconded by Mr. Ellsworth, and carried 7/0. Motion was then made by Mr. Bump. Seconded by Mr. Hilton and carried 7/0.

NEW BUSINESS: Peter Simoneau from Peckham Materials was in attendance to have a preliminary talk with the board. Peckham owns the property that was designated Industrial Zone and located opposite their Chestertown plant. He explained that Lyme Timber & Upland Forestry was interested in locating a log storage area in there, using about 5 acres of the property. Logs would be brought in and stored there from various locations, then picked up for hauling elsewhere. Everything would be all natural and organic. He was looking to see whether there would be any objections from the board for such an activity, and formal application will be made for the January 2010 meeting.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT: On a motion by Mr. Thurling, seconded by Mr. Ellsworth, the meeting adjourned at 7:47 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary