

FORT ANN PLANNING BOARD
MEETING MINUTES
February 27, 2017

PRESENT: Donald Bedeaux- Chairman, William Hohmann, Brian Mattison, Chad Wilson, Richard Winchell, and Matthew Jones

ALSO PRESENT: Jeffrey R. Meyer, Esq.

1.0 The regular meeting of the Fort Ann Planning Board was called to order by Donald Bedeaux- Chairman at 7:01 p.m.

3.0 On a motion by Mr. Mattison, seconded by Mr. Winchell, the minutes of the January Planning Board Meeting were unanimously approved. Mr. Hohmann abstained.

5.1 Boundary Line Adjustment – Theresa & Vernon Edwards 1117 Copeland Pond Road #110.-3-3.5 and Jeffrey Reynolds 1093 Copeland Pond Road #110.-3-3: Theresa Edwards presented the application to the Planning Board for the boundary line adjustment with her brother Jeffrey Reynolds. The proposal would result in adding 60 feet along the common boundary to an existing fence-line. The Planning Board also discussed the status of APA review and the questions contained in the Jurisdictional Inquiry Form. The Planning Board advised the applicant on the missing information and the procedures that must be followed. Upon APA approval, Applicant was advised to return to the Planning Board for approval.

7.0 Public Hearing: Carl Hansen – Site Plan Application / 1112 State Route 22 – Tax Map #96.-1-34.4: Carl Hansen and his Attorney John Winn presented the application and additional materials that were submitted. Mr. Hansen advised the Planning Board that the fire safety inspection occurred; inspector noted that they will not advise on the spacing nor capacity of boats being stored. All boats must be stored at least ten (10) feet from the boundary line. Mr. Winchell questioned the applicant relative to the storage of motor homes and camping trailers on the premises. The Applicant stated that the existing motor home and trailer are his families and that he will not be storing those for customers. Mr. Winchell went on to state that the existing number of boats is okay, but questioned whether additional boats should be permitted to be stored on the premises without being cluttered. Chairman Bedeaux also questioned the total number of votes that would be permissible, he felt 25 would be adequate. Planning Board discussed concerns with the number of boats being stored on the premises. Further discussion of boats being stored versus those boats that are being repaired and that are on site for maintenance. The Planning Board discussed fencing and screening of the facility. After extensive discussion, it was agreed that fencing would not provide any shielding due to height of the trailered boats and topography of site.

No public comment was received. The Planning Board discussed possible conditions: maximum number of boats being stored 30, with 10 additional boats being worked on, with an absolute maximum of 40. Hours of operation were discussed 8:00 AM – 4:00 PM Monday – Friday,

occasional Saturday hours, Sunday on emergency basis. On a motion by Mr. Hohmann, second by Mr. Winchell, the public hearing was closed by unanimous vote.

The Planning Board examined the short Environmental Assessment Form. Attorney Meyer read the questions contained in part 2 of the Short EAF, with the Planning Board answering all of the questions in the negative. Based upon the responses contained in the Short EAF, on motion by Mr. Hohmann, seconded by Mr. Mattison, the Planning Board unanimously adopted a negative declaration.

On a motion by Mr. Hohmann, seconded by Mr. Mattison, the Planning Board unanimously approved the application of Carl Hansen as revised subject to the following conditions: (1) No more than 40 Boats will be on the premises, with no more than 30 boats being stored on the premises; (2) Hours of operation shall be limited to 8:00 AM – 4:00 PM Monday – Friday, Saturday as needed and Sunday on emergency basis only.

8.0 Public Comments: Tim Plumber – Mr. Plumber addressed the Planning Board relative to his property located on Shelving Rock Road, near the intersection with Hogtown Road and Daisy Clearing. Mr. Plumber is contemplating opening a small tackle and bait shop and guiding fishing and hunting trips. His property adjoins state land. The Planning Board recommended he go through the APA and determine whether there were any jurisdictional issues.

Mr. Miller, Enforcement Officer updated the Planning Board.

On a motion by Mr. Hohmann, seconded by Mr. Mattison, the meeting was adjourned at 7:40 PM.