

Fort Ann Planning Board

Meeting Minutes

December 3, 2024

The regular meeting of the Fort Ann Planning Board was called to order by Chairman Donald Bedeaux at 6:00PM with the Pledge of Allegiance.

PRESENT: Donald Bedeaux, Chairman

William Hohmann, Vice Chairman

Brian Mattison

Jeffrey Meyer, Esq.

Barb Burch, Secretary

ABSENT: Chad Wilson

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to approve the November 5, 2024 meeting minutes.

Vote: Ayes-3 Nays-0 Abstain-0

OLD BUSINESS

NEW BUSINESS

Jeffrey Backus – Subdivision

Property location is 27 Rocky Way tax map #119.-1-8.4 and #119.-1-8.3. Mr. Backus would like to take a portion from each parcel to create two new parcels. The Board was concerned about the size of the lots on the proposed subdivision and requested that Mr. Backus move the proposed line about 30 ft. to make the lots larger. He will also need to have the property surveyed. A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to schedule this project for a Public Hearing on January 7th.

Vote: Ayes-3 Nays-0 Abstain-0

PUBLIC HEARING

Verizon's Buck Mountain Wireless Communication Facility – Site Plan Review

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to open the Public Hearing.

Vote: Ayes-3 Nays-0 Abstain-0

Property location is 1684 Pilot Knob Road, tax map # 73.5-1-24.1. Jared Lusk, from Nixon Peabody, LLP was present to represent Verizon Wireless Communications. They would like to construct and operate a 115' cell tower. The current tower is overloaded. Mr. Lusk stated that the objectives for this project are to increase capacity and improve coverage throughout the Buck Mountain area of Lake George, specifically residential and commercial areas along Route 9 on the west side of the lake and Pilot Knob Road on the

east side, as well as recreational boating and hiking. They have already been in contact with APA. Mr. Lusk stated that the new tower would be in addition to the tower that is currently on site and they will be able to use the existing driveway. The project's engineer has already begun the stormwater evaluation process and will be submitting packets to the Lake Goerge Planning Commission. Mr. Lusk will see that the packets are also submitted to the Fort Ann Town Engineer. There were no questions or comments from the public.

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to table the Public Hearing January 7, 2025.

Vote: Ayes-3 Nays-0 Abstain-0

PUBLIC DISCUSSION/MISC. INFORMATION

Kevin O'Brien – asked about having a food trailer on the road going to the airport hangar located on his property. Chairman Bedeaux stated that the project would require a Site Plan Review.

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to adjourn the meeting at 6:30PM.

Vote: Ayes-3 Nays-0 Abstain=0

Respectfully Submitted,

Barb Burch

Town of Fort Ann Planning Board Secretary