

FORT ANN PLANNING BOARD

MEETING MINUTES

January 23, 2023

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

PRESENT: Donald Bedeaux, Chairman
William Hohmann
Brian Mattison
Eric Pillemer
Chad Wilson
Jeffrey Meyer, Esq.
Barbara Burch, Secretary

ABSENT: None

OPEN REGULAR MEETING

Minutes from the November 2022 meeting were not available for review. They will be reviewed for approval, along with the January 2023 minutes, at the meeting in February.

Chair Election – Brian Mattison made a motion to elect William Hohmann as Vice Chair of the Planning Board. Chad Wilson 2nd.

Vote: Ayes-5 Nays-0 Abstain-0

OLD BUSINESS

None

NEW BUSINESS

Chris Hatin – Spirit Mission Distillery LLC/Site Plan Review

Property located at 71 Cartier Lane, Fort Ann, tax map #111.-1-16.16. Mr. Hatin would like to create a space for manufacturing distilled spirits within an existing 3840 ft/sq commercial building. Mr. Hatin stated that it would be production only at this site; no retail sales at this location, so no increase in traffic on Cartier Lane. There will be 2-3 employees at location. William Hohmann made a motion to set a public hearing for February 27, 2023 at 6:00 P.M. Chad Wilson 2nd.

Vote: Ayes-5 Nays-0 Abstain-0

George/Jacqueline Haggerty/Boundary Line Adjustment

Property is located at 2305 Summer Way, Fort Ann, tax map #110.6-2-3, and 2307 Summer Way, Fort Ann, tax map #110.6-2-2. Mr. and Mrs. Haggerty are requesting to adjust the boundary line of their jointly owned but separate properties. The Haggerty's stated that the adjustment will create better access to each of the residences at the above addresses. No new lot is being created by the boundary line adjustment. A motion was made by William Hohmann to approve boundary line adjustment. Brian Mattison 2nd.

Vote: Ayes-5 Nays-0 Abstain-0

Mylar map was presented to Chairman for stamp and signature. Mylar was stamped and signed by Chairman Don Bedeaux and Planning Board Secretary Barb Burch. Don advised Haggerty's that it had to be filed at the county within 60 days.

Jerry Ross-Tarmac Supplies/Public Hearing

William Hohmann made a motion to open the public hearing. Eric Pillemer 2nd.

Vote: Ayes-5 Nays-0 Abstain-0

Property is located at 15 Needhamville Lane, Fort Ann, tax map #112.14-5-7. Mr. Ross' plan is to use the property as a parking area for his business equipment. The entire area would be fenced. He has purchased all the land surrounding his lot. No buildings currently on the property, but may put a 8'x16' shed on the property in the future. Chairman Don Bedeaux asked if there were any questions or comments from the public. As there was no response from public, Don asked for a motion to close the public hearing. William Hohmann made a motion to close the public hearing. Chad Wilson 2nd.

Vote: Ayes-5 Nays-0 Abstain-0

Chairman Beadeaux asked Mr. Ross to show on the map all the land he is purchasing. Mr. Ross is purchasing all of Frank Spaulding's land, plus some land by the rock quarry. Mr. Ross stated that in the future he may designate an area for the community to use for public access to the bike path. He also stated that he plans to pave the area where his equipment will be parked. Upon perusal of the map, it was determined that the footage from the property to State Route 4 is less than 500'. Therefore, the application needs to go to the county for approval. A motion was made by William Hohmann to table this matter pending county approval. Brian Mattison 2nd.

Vote: Ayes-5 Nays-0 Abstain-0

CORRESPONDENCE/MISC. INFORMATION

Board member Brian Mattison asked about the culvert that had washed out near the corner of Nicholson Road and State Route 149. Chairman Bedeaux explained that the culvert was back in place and the matter was resolved.

A motion was made by William Hohmann to adjourn the meeting at 6:45 P.M. Chad Wilson 2nd.

Vote: Ayes-5 Nays-0 Abstain-0

Respectfully Submitted,

Barb Burch

Fort Ann Planning Board Secretary