

Fort Ann Planning Board

Meeting Minutes

January 2, 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

Brian Mattison

Eric Pillemer

Chad Wilson

Jeff Meyer, Esq.

Barb Burch, Secretary

ABSENT: NONE

Chairman Bedeaux began the meeting explaining that Mr. Hohmann's term expired at the end of 2023 and, at this point, is not eligible to serve as Vice Chairman. Chairman Bedeaux nominated Mr. Mattison for the position, but Mr. Mattison respectfully declined. The Board decided to table this matter until the February meeting.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to approve the November 27, 2023 meeting minutes.

Vote: Ayes-5 Nays-0 Abstain-0

OLD BUSINESS

Jerry Ross/Frank Spaulding – Boundary Line Adjustment

Property location is 17 and 19 Needhamville Lane. Request is for a minor subdivision rather than a Boundary Line Adjustment. Mr. Ross spoke with Buildings and Codes at the County and was informed that setback is 30 ft. and this project is 60 ft. Mr. Spaulding would like to subdivide in order to sell one parcel. Mr. Ross pointed out the well and septic which will remain on the parcel that contains the two homes. As this project is now a subdivision, it will need to have a Public Hearing.

A motion was made by Mr. Hohmann, 2nd by Mr. Mattison to schedule this project for a Public Hearing.

Vote: Ayes-5 Nays-0 Abstain-0

NEW BUSINESS

349 Cleverdale LLC – Site Plan Review

Property location is 10915 State Route 149, tax map number 111.-1-16.10. Mr. O'Brien proposes to place a tiny house on the property to use as guest space for his large family. Attorney Jeff Meyer clarified with Mr. O'Brien that the size does not exceed 400 sq. ft., that it is not on wheels, and there is no chassis. Attorney Meyer stated that the Town has no jurisdiction over tiny homes that meet the above listed specifications.

Albert Daniel Middleton -Subdivision

Property location is the corner of State Rute 149 and Pattens Mills Road, tax map #109.-1-19. Vacant lot is 5.66 acres. Mr. Middleton proposes to divide the parcel into two parcels, one parcel 3.66 acres and the second parcel 2 acres. Mr. Middleton plans to sell one parcel and keep the other. Mr. Middleton has received clearance from the APA and has submitted a letter to that effect. A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to schedule this project for a Public Hearing.

Vote: Ayes-5 Nays-0 Abstain-0

PUBLIC HEARING

Crown Castle Wireless Communications – Site Plan Review

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

Vote: Ayes-5 Nays-0 Abstain-0

The proposed project is located at 10915 State Route 149. Robert Gaudio, Esq. was present to explain the proposed project and answer any questions the Board might have. The current tower located on Goodman Road will be taken down and replaced with one located at the above listed address. The new tower would be the same height as the one being decommissioned, 250', it will be self-supporting, it will be a 68x90' compound with a 6' fence and 1' of barbed wire to maintain equipment, and would be located on the back portion of the property near the old access road, which will be improved to a 12' wide road. The tower would serve the carriers it currently services; AT&T, T-Mobile/Sprint, Verizon. Mr. Gaudio is aware there may need to be special permits, and/or waivers needed, and that they will need to comply with whatever FAA requires them to do. Also, the tower will be fully compliant with FCC regulations regarding radio frequency exposure. The public was invited to make comments or

ask questions. There was nothing from the public. Mr. Mattison questioned the comment from the County siting LL1 2003 stating that the maximum permitted height can only be 100 feet. Mr. Gaudioso explained that is the reason for the request for a waiver.

A motion was made by Mr. Hohmann, 2nd by Mr. Pillemer to close the Public Hearing.

Vote: Ayes-5 Nays-0 Abstain-0

Upon the advice of Attorney Jeff Meyer, this project was adjourned to the February meeting as Crown Castle will need to submit a Full Environmental Assessment Form for the Board to review.

CORRESPONDENCE/MISC. INFORMATION

David Jarret was present to question what steps he needs to take to put a tiny home on his property at 513 Hadlock Pond Road. Attorney Jeff Meyer stated that the Board has no jurisdiction over tiny homes. As far as building rights, septic, and other issues, other agencies such as the County or APA may need to be involved.

Josephine DeVecchi - Regarding Bootown, she questioned whether all matters concerning Bootown are documented. Chairman Bedeaux responded that meeting minutes should reflect any actions taken or decisions made.

A motion was made by Mr. Hohmann, 2nd by Mr. Wilson to adjourn meeting.

Vote: Ayes-5 Nays-0 Abstain-0

Respectfully Submitted,

Barb Burch

Planning Board Secretary