

Planning Board Minutes
April 14, 2015

Present: Heather Grant, Chris McLouth (2nd alternate), David Dermody, Frank Rose Sr.(1st alternate)

Others: Carol Rose, Attorney Jim Campbell, Carl Peter, Jerry Ayers (ZBA), Jim Galbraith, Bill Court (York Animal Hospital)

Mrs. Grant called the meeting to order at 7:00 pm.

Mr. Dermody moved to approve the March 10 minutes, Mr. McLouth seconded, 4 - Yes, carried.

Mrs. Grant stated that our purpose tonight was to finalize the site plan for the wind tower at York Animal Hospital. She asked if there were any objections or any other special conditions to be added to the site plan which had been completed.

Mr. Dermody moved to approve the wind tower site plan for York Animal Hospital, Mr. Rose seconded it, 4 – Yes, carried.

Mr. McLouth moved authorizing Carl Peter to issue the special use permit for the wind tower, Mr. Dermody seconded, 4-Yes, carried.

Mr. Galbraith is looking for direction on the Galbraith farm that was recently sold and discovered house on separate property from the barn where the well was located. He would like to put the two pieces together which leads to a problem since the house is not in the ag district as the rest of the land is. He does not want to take away from productive farmland. On Wallace Road he wants to survey the land to sell some to the neighbor to straighten out their property line. Also there are woods near Jim's house that he wants subdivided from the house and barn. The board said that the acreage needs to be listed on the maps.

Mr. Campbell stated that our zoning code says that a subdivision is a division of land into 3 or more parcels.

Several suggestions were made:

1. Mr. Peter – split off the woods and farmer if good neighbor would let well stand as is and down the road merge the two properties and then do subdivisions.
2. Mr. Ayers stated that the zoning says 3 acres. If he could add 50 ft. all around to make 3 acres it would eliminate the need for a variance and you would just have subdivision
3. Mr. Campbell suggested Jim contact Joe Pukos at the county offices and find out the ramifications if he were to take the land out of ag. Could grant an easement that benefits the house and burdens the property which would run with the land.
4. Mr. Ayers stated that if there was an easement he wouldn't need the variance or go before either board
5. Mr. Peter questioned whether it was a good well.
6. Mr. Dermody said he should make sure the dug well was even good before doing anything.

Mr. Campbell said that a subdivision - is possible if the board has no objection to the proposed division they can send it to the Zoning Board of Appeals for the variance and would write them a note to take action first on the variance. If the variance is granted, it then comes back to the planning board for subdivision approval. Survey or make sure acreage is on the maps.

Second issue is Lot line readjustment – attach the two properties to the existing Wieland property instead of a subdivision. The map would need to note that they are not standalone and will be immediately attached to the Weiland property.

Mr. Campbell does not see any problems with the wooded area. He stated that if you can add the ag land to the buildings without a rollback penalty for ag. Mr. Galbraith wouldn't need a variance.

Next meeting May 12, 2015 - 7 p.m.

Mr. Dermody moved to adjourn the meeting at 8 pm, Mr. Rose seconded, 4 - Yes, carried.

Respectfully submitted
Donna K. Falkner, Clerk