

Town of Hounsfield Planning Board Meeting June 7, 2011

The regular meeting of the Town of Hounsfield Planning Board was called to order by Chairperson Mark Farrington, at 7:00pm at the Town Hall, Co. Rt. 66 and the Pledge of Allegiance was said.

Members Present were: Melanie Castor, Maryann Oliver, Paul Locy and Chairperson Mark Farrington.
Absent was: Kathy Snyder

A motion was made by Paul Locy and 2nd by Maryann Oliver to approve the minutes of the May 17 , 2011 meeting.

A Zoning Officers report was given by Bob Bouchard.

H. Calvin and Barbara Whitmore Division:

Linda Damon was present representing her parents to discuss a land division. They are asking to divide their property on Co. Rt. 63 into 2 lots, with one lot consisting of 1.334 acres with an existing 2 story house and the 2nd lot being 1.002 acres with an existing mobile home. The 2nd lot lacks 2 feet of the side setback requirement due to the location of the mobile home. Chairperson Mark Farrington stated he had contacted Mr. Renzi who proposed 2 options. One being to approve the division with a deed restriction which would be placed on the 2nd lot containing the mobile home. Option 2 would be to deny the division and refer them to the Zoning Board of Appeals for an area variance. A discussion was held by the board.

Mr. Farrington made a motion to accept the Whitmore division on Co Rt 63 with the stipulation that there will be a deed restriction placed on the lot of the mobile home which will state, should the mobile home be moved or replaced, the new structure will have to meet the dimensional setback requirements of that zoning district. Mr. Renzi along with the Whitmore's attorney will insure the deed is drawn up properly. Paul Locy 2nd this motion. A roll call vote was taken. All voted Yes and the motion was carried.

David J. and Eleanor H. Nellis Lot line Adjustments:

Eleanor Nellis was present with an application for 2 lot line adjustments on parcel # 89.00-1-76. On lot line adjustment #1 they are adding 1.3 acres to David L. and Karen Nellis' lot, and on lot line adjustment #2 they are adding .89 acres to Al Barnhardts lot. Mr. Farrington pointed out that both lots do not have the 150 ft road frontage but noted this will not create a non-conforming lot because it already exists, they are adding to the lots to make them larger. The Board reviewed this application and map and had no questions.

Melanie Castor made a motion to accept this application. Maryann Oliver 2nd the motion. A roll call vote was taken. All voted yes and the motion was carried. Mr. Farrington informed Mrs. Nellis that he would get her application and maps stamped and signed for her to pick up at the Town Office.

By Laws:

Maryann Oliver handed out copies of the revised by-laws for Board to compare to old by-laws. The Board will review these and discuss at the next meeting.

Mr. Farrington informed the Board that Kathy Snyder resigned her position as Vice Chairperson.

Election of Vice Chairperson:

Maryann Oliver nominated Paul Locy as Vice Chairperson. Melanie Castor 2nd this nomination. A vote was taken and all members voted yes.

Communications:

Mr. Farrington reported that the Lamoreaux and Lawrence projects were filed at the Jefferson County Clerks Office. Copies will be sent to the tax accessors office.

Public Comments:

Comments were taken on the by-laws.

This meeting was adjourned at 7:26pm.

Respectfully Submitted,

Barb Boulton
Secretary