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Town of Willsboro
Planning Board Meeting Minutes
June 23, 2015 at 7:00 pm at the Town Hall

In attendance: William Bardeen, Dean Caveney – chairman, Robert de Mello – vice chairman, Wayne Feeley, Robert Powell, James Liebeck
Absent: Sharon Garvey
Public: Code Enforcement Officer Doug Rock, Stephen McKenna,

Mr. Caveney called the meeting to order at 7:00 PM

Minutes
The draft minutes of the May 26, 2015 meeting were reviewed with no corrections.

Mr. Caveney moved that the minutes, be approved. Mr. Bardeen seconded the motion. All voted in favor and the motion carried.

Old Business: None.

McKenna 2 lot Minor Subdivision -Public Hearing -Application 2498
Description: (Reference: Map of Limited Survey of the McKenna Subdivision, Kevin Hall, May 26 2015) This Minor Subdivision would create one new "lot 2", 10 acre parcel of land; set off from and remaining 76.5+/- acre parcel, "lot 1" (30.12-2-19.000). The remaining "lot 1" zoning will consist of 72+-acres in RL-3 and 4.5+- acres in HC-1. The proposed 10 acre "lot 2" in the RL-3 zoning district would be accessed by a 50' wide ROW, approximately between 2800 to 3000 feet long through 76.5 acre "lot 1".

Hearing: No Comment from the public.

A statement for the record by Mr. DeMello is summarized as follows:

The application is for a 2-lot subdivision of a parcel previously subdivided, creating now a third lot. The lot being created and the remaining lot are both complying with the district requirements of the zoning ordinance.

Adequate emergency vehicle access can and must be maintained through the 50' wide ROW.

A 2" water line required for a new residential use was deemed adequate for the location, but will need to be reevaluated for any future demand on the 2" branch.

Mr. Bardeen moved that the application be accepted. Mr. Demello seconded the motion. All voted in favor and the motion carried.

New Business: None

Adjournment
There being no more business before the board, Mr. Bardeen moved to adjourn the meeting. Mr. DeMello seconded the motion. All voted in favor and the motion carried.