



TOWN OF WILLSBORO
LOCAL GOVERNMENT OFFICES

**Town of Willsboro
Planning Board Meeting
July 26, 2016 AT 7:00PM – Willsboro Town Hall**

ATTENDANCE: Bardeen, deMello, Liebeck, Feeley, Powell, Grubb

MEMBERS OF THE PUBLIC: Melissa Maki, Rebecca Palmer, Rick and Christine Benedict, Cathy Alden, Chris Ford, Nancy Thorley, Tanya Bashaw

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

MINUTES:

(Powell/Grubb) A motion was made, and seconded, to approve the June 2016 Planning Board meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARING:

2619 - Melissa Maki - 17 Cedar Lane - 21.17-1-51.220 - RL-1 - Acupuncture Special Use

Public Hearing opened.

Christine Benedict stated they were fine with the project. Chris Ford agreed and looks forward to the new facility. Nancy Thorley agreed and looks forward to not having to travel for service.

No further concerns were expressed by the public.

(deMello/Bardeen) Motion was made, and seconded to close the Public Hearing. All in favor and the motion carried.

(Bardeen/Powell) A motion was made, and seconded, to accept the site plan as presented and approve the special use permit, subject to the following condition:

- 1. The project must conform to provisions of the zoning law, except for variances granted.**

All in favor and the motion carried.*

NEW BUSINESS:

2629 – Serge Minguy – 309 Farrell Road – 021.17-1-16 – RL-1 – Boundary Line Adjustment

Ms. Grubb inquired if the driveway meets sight distance around the corner. Upon looking at the map, it was determined the driveway will be about 250' from the corner.

Ms. Grubb wanted confirmation that the driveway would not be on the supply water line and Mr. Benedict confirmed it would not be placed on the supply line.

(Powell/Bardeen) A motion was made, and seconded, to accept the Minor Division as presented, subject to the following conditions:

- 1. Approval of the town Highway Department (which has already been obtained)**
- 2. Rehabilitation of the old driveway**
- 3. The new driveway must allow for clear access to the water supply line at the same location**

All in favor and the motion carried.*

2633 – Lawrence Charbonneau – 257 & 269 Farrell Road – 021.17-1-50.11 & 021.17-1-50.2 – RL-3 - Boundary Line Adjustment

Mr. deMello had some concern over APA jurisdiction. The new boundary line is close to APA recognized wetlands according to the county website.

(Bardeen/Powell) A motion was made, and seconded, to accept the Minor Division as presented, subject to the following condition:

- 1. Approval of the APA (jurisdictional inquiry)**

All voted in favor and the motion carried.*

Army Corp of Engineers e-mail in regard to site cleanup at the missile site:

Ms. Grubb has concern about potentially contaminated (hazardous waste) water that has accrued at the site. Mr. Liebeck referred to the site in Lewis as having the same issue. Ms. Grubb and Mr. Liebeck agreed to draft a letter to the Army Corps on behalf of the Planning Board to address the hazardous waste clean-up.

The Board requested that Mr. Rock inform Supervisor Gilliland of the clean-up effort.

*All attachments available at Town Hall.

ADJOURNMENT:

(Bardeen/Feeley) A motion was made, and seconded, to adjourn the meeting. All voted in favor and the motion carried.

Respectfully Submitted,
Laura Carson
Planning Board Secretary

Special Use Criteria

| | | |
|------------------------|----------------------|----------------|
| Name: Melissa Maki | Application No.2619 | Date: 7/9/2016 |
| Address: 17 Cedar Lane | Zoning District: RL1 | |

Description: Turn a single-family home at 17 Cedar Lane into a Wellness Center which is classified as "Office, Business or Professional" and requires a Special Use Permit in anRL-1 district. Hours of operations are planned to be 8AM – 8PM

All other general and supplemental regulations set forth elsewhere in the Zoning Law.

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| <ol style="list-style-type: none"> 1. (5.99) Parking area must be screened from other residential properties. 2. (5.99) Fixed lighting, vehicular lighting may not shine into other residential properties or the street. No other homes are visible from the property. The drive and parking area is moderately illuminated. 3. (5.990-7) Parking – One (1) for each 500 sq. feet of gross floor plus one (1) for each employee: <ol style="list-style-type: none"> a. Gross floor area is over 2,000 sq. feet. There will be three (3) employees. Off street parking for a total of 7-8 cars is required. <p>The site has two driveways. One has room for four (4) cars and will be used by employees. The second has room for seven (7) cars and will be used by clients.</p> |
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Use and Operation Standards -The location and size of the use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, the location of the site with respect to streets giving access to it, and the character and intensity of the road traffic generated by the site shall be such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

Yes.

Building and Landscaping Requirements - The location, nature and height of buildings, walls, signs, and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.

Yes.

Parking - Parking areas shall be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances.

Yes.

Emissions - There shall be no noise, dust, fumes, erosion or run-off from the special permit use which would have an undue adverse effect upon the appropriate development and use of adjacent land and buildings or impair the value thereof

Yes.

Other

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| <ol style="list-style-type: none"> 1. Impact of vehicular traffic on the area. None. Perhaps six (6) cars per hour. The site is right off Farrell Road. 2. Impact on pedestrian use of the area: None. 3. Water and sewage disposal. |
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Special Use Criteria

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| Town water, Septic. 4. Adequacy of fire lanes and other emergency zones: Adequate. 5. Impact on neighborhood: None. |
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Motion made by:
Motion seconded by:
Motion:
Vote:

Minor Division (Boundary Line Adjustment) Criteria

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|---|-----------------------|-----------------|
| Name: 9253-4759 QC Inc. – Serge Minguy | Application No. 2629 | Date: 7/26/2016 |
| Address: 309 Ferrell Rd | Zoning District: RL-1 | |

Description: Project consists of obtaining an adjacent parcel of land, the portion of 021.17-1-51.210 that lies north of Cedar Lane; adding that parcel to an existing lot, 021.17-1-16; and moving a driveway from Farrell Road to Cedar Lane. The old driveway is to be rehabilitated with plantings.

Not adversely affect the development of the community

Cedar Lane is primarily a residential community. This adjustment will not change that. This adjustment has no impact on surrounding property lines. One additional driveway on Cedar Lane will have minimal impact on the neighborhood. Farrell Road is busier than Cedar Lane. Removing a driveway from Farrell Road will have a beneficial impact on the area. No APA recognized wetlands are on or close to the land being transferred.

Not cause a nonconforming building, use, or lot to become more nonconforming (in which case a variance must first be issued by the Zoning Board of Appeals).

Both lots involved are conforming in required area before and after the adjustment. This adjustment will not make nonconforming buildings, if any, more nonconforming. This adjustment will not make nonconforming area requirements, if any, more nonconforming.

No new building lot is created.

There exist two lots before and after the adjustment. No new lots are being created.

Does not adversely affect the remainder of the parcel

This adjustment has a beneficial impact on the remainder of the property by permitting access from Cedar Lane which is less busy than Farrell Road.

Does not adversely affect adjoining property.

This adjustment has no impact on adjoining properties or property lines.

Does not conflict with provisions of the Town's land use plan or zoning regulations.

There is no known conflict with the Town's land use plan or zoning regulations. Permission to move the driveway has been obtained from the Town's Highway Department.

Other

Ms. Grubb asked if the new driveway was sufficiently far from the intersection of Cedar & Farrell so as not to be a hazard. The new driveway will be several hundred feet from the intersection and will not interfere with traffic using the intersection.

Motion made by: Rob Powell

Motion seconded by: Bill Bardeen

Motion: Move to accept the Minor Division as presented subject to the following conditions:

1. Approval of the Town's Highway Department is required.
2. The old driveway is to be rehabilitated.
3. The new driveway must allow for clear access to the water supply line at the same location.

Vote: All voted in favor and the motion passed unanimously.

Minor Division (Boundary Line Adjustment) Criteria

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|---|-----------------------|-----------------|
| Name: Lawrence Charbonneau Christine Landalier Charbonneau | Application No. 2633 | Date: 7/26/2016 |
| Address: 257 & 269 Farrell Rd | Zoning District: RL-3 | |

Description: Transfer land and adjust boundaries between two adjacent parcels of land. Approximately 83 acres is to be transferred from 269 Farrell Rd (021.17-1-50.2) to 257 Farrell Rd (021.17-1-50.11). Minimum lot size in the RL-3 district is 2.75 acres. Both lots meet minimum requirements both before and after the transfer. There may be APA recognized wetlands on the properties involved. No new lots are being created.

Not adversely affect the development of the community

This adjustment has no impact on surrounding property lines. No new driveways are being created. There may be APA recognized wetlands are on or close to the land being transferred. But it appears that no new boundary line will pass through the wetlands.

Not cause a nonconforming building, use, or lot to become more nonconforming (in which case a variance must first be issued by the Zoning Board of Appeals).

Both lots involved are conforming in required area before and after the adjustment. This adjustment will not make nonconforming buildings, if any, more nonconforming. This adjustment will not make nonconforming area requirements, if any, more nonconforming.

No new building lot is created.

Complies.

Does not adversely affect the remainder of the parcel

Complies.

Does not adversely affect adjoining property.

This adjustment has no impact on adjoining properties or property lines.

Does not conflict with provisions of the Town's land use plan or zoning regulations.

Complies.

Other

Motion made by: Bill Bardeen

Motion seconded by: Rob Powell

Motion: Move to accept the Minor Division as presented with the following conditions:

1. Approval of the APA is required.

Vote: All voted in favor and the motion passed unanimously.

