



## TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

# MINUTES PLANNING BOARD MEETING DATE: May 25<sup>th</sup> 2021 at 6:00 PM LOCATION: Willsboro Visitor Center

**Present:** Chairman: Robert Powell Board Members: Larry Charbonneau, Gina Minessale, R. Andre Klein, Chauntel Gilliland, Gregory Gordon, Brian King

**Excused:** John Sucharzewski

**Members of the Public:** Robert & Christine Benedict

Chairman Robert Powell called the meeting to order at 6:00 pm

### MINUTES:

The April 2021 minutes were approved as presented.

**(Klein/Charbonneau)** A motion was made by Charbonneau and seconded to approve the April 27<sup>th</sup>, 2021 minutes with the corrections. All in favor and motion carried.

**OLD BUSINESS:** No Old Business

### NEW BUSINESS:

**--Robert & Christine Benedict—3647 Essex Road—31.13-6-9.110---HC-1 & RM-2—Construction of self-storage buildings**

Mrs. Benedict explained her case stating that they purchased the land in 2014 when they submitted a JIF to the APA requesting a 3 lots subdivision. They received a letter of non-jurisdiction back from the APA. She stated that the subdivision was sent to the APA and was deemed non jurisdictional. She stated that Mr. McCray purchased one of the three properties that was subdivided. The application was brought to the town for the subdivision and a deep hole and perk test was done for each lot. This 3-lot subdivision was all approved by the town. One lot has been sold to the McCray's. Mr. McCray has a right of way that will share a drive way with the self-storage buildings and it is recorded in the deeds. Mrs. Benedict stated there will be no septic, the power will be buried and the water line will be put in as well. Mrs. Benedict stated her husband has been clearing the lot and is working on the drainage. She stated she has talked to the neighbors and is trying to be very mindful of all the neighbors. Mrs. Benedict stated the LLC for the self-storage is complete and she has already created the website. The construction of the self-storage buildings will be 2 separate buildings that are 30 ft x 130 ft with 40 feet in between the two buildings. Mrs. Benedict stated that there will be no storage door on the back side of the building toward Woodlawn Lane so there will be minimal traffic back there. She also stated she provided extra setbacks there will be 30 feet all the way around the property. Eventually there is a possibility of 2 more buildings of the exacts size if the need is there. Powell stated he thought the project would need a special use permit with further consideration the board came to the conclusion that it does not need the special use permit. In the HC-1 district commercial use is permitted and the within the definition of commercial use it states "any use involving the sale or rental or distribution of goods, services, and commodities either at retail or wholesale, other than any such use as may be specifically otherwise defined in this law. The following are examples of specific types of Commercial Uses: Auto Sales, Service, Repair, or Rental, filling station, kennel, manufactured home sales, office, professional or business, restaurant, drive-in, retail store or shop, self-storage facility, tavern." Gordon questioned that due to there being residential homes next to the facilities what type of lighting and how will you keep headlights out of people's back yards. Mr. Benedict stated that they are looking to keep the hours of operation 8am-8pm. Mrs. Benedict stated that the lighting will be the dim lights not the flood lights. Mrs. Benedict state that the traffic

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in a storage facility is far less than that of a home residence. Mrs. Benedict state they are looking to get some sort of security to keep track of the facilities. Gordon questioned if the road way would be black top. Mr. Benedict stated it would be crushed stone. Gordon questioned what they are going to do for potential run off. Mr. Benedict stated that he is in the process of putting drainage tile completely around the buildings and in between the buildings and it will drain to the south along McCray's driveway where the ditch is that they have deeded access and have to maintain. Mrs. Benedict stated that there will be no signage to advertise the business it will be strictly word of mouth advertising, the only sign that will be there will be the number of the property for emergency purposes. Klein question if it was treed or wooded behind the storage buildings. Mr. Benedict stated there are some trees.

**(King/Klein) A motion was made by King to approve the construction of 2 self-storage units 30ft x130ft with 40 ft between both buildings and seconded. All in favor and the motion carried.**

**---Cathy Morin—179 Corlear Drive—21.5-1-41.000---RL-1—one car attached garage with 1024 sq ft of living space above**

Powell stated the applicant is looking to take down the existing two car garage and erect a one car garage with 1024 sq ft of living space. Powell stated that the additional bedroom in the living space will be adding one bedroom to the residence and he would assume that the septic is adequate. Charbonneau stated he has seen the project and site but knows nothing about the septic. Gordon questioned if there were any septic plans or information regarding the septic. Gordon stated that there is also no side yard setback or any setback so he would suggest tabling this until next month when we get more information. The board is requesting septic plans the is adequate to hold 3 bedrooms, drawings that include side yard setbacks where the old garage was and new garage will be and the dimensions of the new garage build and the current home.

**(Charbonneau/King) A motion was made by Charbonneau to move this application to the June 29<sup>th</sup> 2021 meeting with required information needed and seconded. All in favor and the motion carried.**

**PUBLIC HEARING: No Public Hearing**

**ADJOURNMENT:** Meeting was adjourned at 6:31 pm.

**(Gordon/Charbonneau) A motion was made by Gordon and seconded, to close the meeting. All in favor and the motion carried.**

Respectfully Submitted

Codia Crandall  
Secretary for Planning and Zoning Board

## DECISION FORM:

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	May 25 <sup>th</sup> 2021
<b>APPLICATION NUMBER:</b>	2021-78P
<b>NAME:</b>	Cathy Morin
<b>PROJECT ADDRESS:</b>	179 Corlear Drive
<b>TAX MAP NUMBER:</b>	21.5-1-41.000
<b>REQUEST FOR APPLICATION FOR:</b>	New One car garage with 1024 sq ft of living space

<b>PROPOSED MOTION:</b>	<b>A motion was made to move the application to the June 29<sup>th</sup> 2021 planning board meeting with the required information needed.</b>		
<b>MOTION MADE BY:</b>	Larry Charbonneau		
<b>MOTION SECONDED BY:</b>	Brian King		
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>
	Robert Powell	X	
	John Sucharzewski (Alternate)	-	
	Chauntel Gilliland	X	
	Gina Minessale	X	
	Gregory Gordon	X	
	Brian King	X	
	R. Andre Klein	X	
	Larry Charbonneau	X	
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>			

## DECISION FORM:

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	May 25 <sup>th</sup> 2021
<b>APPLICATION NUMBER:</b>	2021-79P
<b>NAME:</b>	Robert and Christine Benedict
<b>PROJECT ADDRESS:</b>	3647 Essex Road
<b>TAX MAP NUMBER:</b>	31.13-6-9.110
<b>REQUEST FOR APPLICATION FOR:</b>	Construction of Self-Storage buildings

<b>PROPOSED MOTION:</b>	<b>A motion was made to approve the construction of 2 self-storage units 30ft x130ft with 40 ft between both buildings</b>		
<b>MOTION MADE BY:</b>	Brian King		
<b>MOTION SECONDED BY:</b>	R. Andre Klein		
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>
	Robert Powell	X	
	John Sucharzewski (Alternate)	-	
	Chauntel Gilliland	X	
	Gina Minessale	X	
	Gregory Gordon	X	
	Brian King	X	
	R. Andre Klein	X	
	Larry Charbonneau	X	
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>			