



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES PLANNING BOARD MEETING DATE: August 30th, 2017 at 7:00 PM LOCATION: Willsboro Town Hall

Present: Chairman, William Bardeen Board Members: John Sucharzewski, Robert Powell, Wayne Feeley

Absent: Tess Grubb, James Leibeck

Member of the Public: Douglas Rock (Codes Enforcement Officer)

Vice Chairman Bardeen called the meeting to order at 7:00 pm

MINUTES:

No Minutes to Approve

PUBLIC HEARING: No Public Hearing

NEW BUSINESS:

--Jeff and Mary Prindle—194 Marina Lane—21.13-1-1.140—RL-1—New Garage/Guest House
Doug handed out some paperwork which included a jurisdictional determination from the APA determining this project does not require a permit or variance from the APA, drawings from Mark Hall and septic plans. Sucharzewski asked how many bedrooms are in the existing home, Mark replied 2 so the septic will meet the requirements for the additional bedroom. Bardeen mentioned this will be the second accessory building on the 2 lots. The Prindle's also own a lot across the road. Bardeen recused himself from this case due to being close friends with the Prindles. Powell stated the board needs to conduct a site plan review. Their plan for construction would be to start within the next 10 days. Sucharzewski stated that as of right now with the proposed project conforms to the ordinance for this type of a structure. The site plan review is scheduled for next week then the board will schedule a conference call to make a decision. Following the site plan review discussion the board will either approve or deny the application, based on what the board has at this time it is looking like an approval but it will ultimately be determined when the site plan review is conducted.

--Nancy and Wai Chiang—157 Corlear Drive --21.5-1-55.000—RL-1—Addition

Doug briefed the board on the Chiang case. He stated it is an addition on their existing camp on Corlear drive. The Chiang's have a septic system that pumps across the road to a property they own. They are very conscientious about the impact on the environment and they installed a very capable septic system that also anticipated a project like this. They also have submitted the application based on the district regulations as far as the distance to the mean high water mark and to the side yard setbacks. The application indicated it is conforming in all those respects and is a very big piece of

property. This addition will add more bedrooms totaling 4. The board will conduct a site plan review next week.

--Jocelyne LeBlanc—178 Corlear Drive –21.5-1-58.000—RL-1—New Year Round Residence

Doug briefed the board on the LeBlanc application. They are looking for a new single family home on Corlear Drive. This is a one acre lot. The applicants made the application so that it conforms to the district regulation. This structure is a 35 foot 2 story home which is the maximum allowed. They have a septic design by Thomas Labumbard who also did the site plan. They can cover 15% of their lot which is well over 6,500 sq ft and they are covering 4,100 sq ft. Bardeen asked what type of driveway they will have, the applicants stated that it would be a paved driveway. Doug mentioned that if they pave the driveway it may put them over the 15% coverage. They discussed doing a driveway that is very pervious. The Board will conduct a site plan review next week.

OLD BUSINESS:

--Kurt Ellison—657 Corlear Drive –11.13-1-39.000—RL-1—Site Plan Review Garage

Doug stated that the site plan review was done and there were some issues. The Ellison's are proposing a 2 story garage with a winter residence for the owners on the second story. As discussed at the July meeting, the project would be consistent with the zoning law if it were a guest house. Another option would be to make the other cottage a guest house because you can only have one primary residence per building lot. This lot is a little over an acre and has town water and private sewer. The existing sewer is a 1970s estimated unknown size and the proposed new sewer would include a 1000 gallon tank. The Ellison's provided a new site plan with proper drainage and the septic system. The new set of plans show the elevations as requested last time. The garage is going to be on a full foundation with a slab. The dwelling will have a kitchen, bathroom, 2 bedrooms, and a living area with an unknown square footage. Sucharzewski mentions that a rough estimate of the 50 percent floor space of the existing cabin is 782 sq. ft. Doug mentioned that the Ellison's are trying to start building as soon as possible, so Doug proposed that if they want the garage they would be able to permit that, it is the dwelling that is the issue. Doug proposed a motion to move the application for the garage with the dwelling unit requiring a variance for the additional floor space they are requesting. Powell stated his concerns with the dwelling being too large and also with the creation of the new septic. He would rather see the 2 septic be tied together to protect the lake and water quality. Sucharzewski stated that the new septic is only adequate for 2 bedrooms and the existing cabin has 4, making the option to tie the old septic into the new will not work. Sam Blanchard is the contractor for the project. He stated with the septic in mind that is why the new structure is where it is. Due to what if they have to get in to put in a new septic system at that time there will be enough room between the existing property building and the new property building to put a pump station in. Bardeen mentioned that the 50 % or less rule is an APA driven requirement designed to limit density in waterfront properties which we must comply with. One option Bardeen stated is to tear down the existing camp and enlarge the one they are building, the second option is to resize the proposed living space above the garage to comply with the 50% or less rule, and the third option would be to request a variance from the Zoning board of Appeals. Sam mentioned that if the Ellison's added to the existing camp, that would make the living space above comply with the 50 % rule that would be a viable option. Powell also mentioned that a breezeway would work as well. The Ellison's decided to amend their application

--Robinson—134 Sabousin Drive—11.13-1-40.000—RL-1—Site Plan Review Residence

Doug stated that at the last meeting the Robinson's application was complete and accepted and the site plan review would be conducted. There was nothing about this project that was non conforming. The overall conclusion was that it was a positive impact project because it is moving the structure outside of the flood zone and also into a conforming building envelope on the lot and it is also including a modern engineer's design of the septic system making it conforming as needed. Doug stated in his opinion this is a very positive impact project and there is no reason to deny the applicant. He would recommend it be approved as applied for.

(Powell/Sucharzewski): A motion was made to approve the application. Powell moved the motion, Sucharzewski seconded. All in favor, motion carried.

ADJOURNMENT:

Chairman Bardeen called for a motion to adjourn the meeting at 7:57 pm.

Attached site plan criteria form

Respectfully Submitted

Codia Crandall
Secretary for Planning and Zoning Board

