



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES PLANNING BOARD MEETING DATE: October 27th 2020 at 6:00 PM LOCATION: Willsboro Town Hall

Present: Chairman: Robert Powell Board Members: Chauntel Gilliland, Brian King, Larry Charbonneau, Andre Klein, Gina Minessale, John Sucharzewski

Excused: Gregory Gordon

Members of the Public: Kevin Hall, Peter Gibbs, Darren Darrah, Mark Bonfey, Charles & Lisa Eaton, Moe Wilkins, Jeffrey Bigelow, Terry Pulsifer (CEO)

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

MINUTES:

The September 2020 minutes were approved as presented.

(Minessale/Klein) A motion was made by Minessale and seconded to approve the September 22nd 2020 minutes. All in favor and motion carried.

OLD BUSINESS: No Old Business

NEW BUSINESS:

Charles Eaton—192 Cedar Lane—20.20-2-2.000---RL-1—Addition to the West Side of the Existing Camp

Powell asked the applicant to introduce the application. Mr. Eaton stated the project description was provided and the reason for the expansion is that they will be spending a lot more time here and are in need of more room. Moe Wilkins will be the contractor for the job and Kevin Hall did the survey and the site plan drawing. Hall stated they appeared before the ZBA last week due to the addition being closer to the property line and it was moved to public hearing. Eaton stated that the five neighbors sent letters of support to Pulsifer which were provided to the ZBA. Powell asked if the project will remain a two-bedroom home. Mr. Eaton stated that the home currently is a three-bedroom home and will become a four-bedroom home. Mr. Eaton stated there will be no closets in two of the bedrooms. Mr. Eaton stated he spoke with Pulsifer about what constitutes a bedroom. Sucharzewski stated that with the new addition the home will now be a four-bedroom. Mr. Eaton stated potentially yes. Powell asked Eaton to explain his septic system. Mr. Eaton stated that the system goes back to the late 70s mid 80s designed by Steven Benway was a concrete tank followed by a dry well that is wrapped with stone and then goes out to the leach field. Mr. Eaton stated that they have not had a problem with the septic. Mr. Eaton stated there is also a separate dry well for the washer. Sucharzewski stated that his concern is that this property is on the lake and the septic system is a very old system and are no longer designed that way. He also stated that due to adding an additional bedroom Mr. Eaton will need to upgrade his septic to be able to handle the extra bedroom, he will have to have a 1,250-gallon septic instead of the 1,000 gallon they currently have. Powell questioned what the current septic and leach is rated for. Mr. Eaton was unsure at that time what it is rated for. Eaton stated that they do not want the system to fail and would fix it right away and ideally, they are looking to do the addition and see how the septic holds up and if not, they will fix it right away. Sucharzewski stated the board needed to know that it will hold up and will handle the additional bedroom, the septic will need to be done prior to the addition. Pulsifer stated he was under the impression that this project was going to be a three-bedroom one office project not a four-bedroom. Pulsifer stated that the minimum holding tank for a four-bedroom home is 1250 gallons.

(Sucharzewski/Klein) A motion was made by Sucharzewski to table the application of the addition to the west side of the existing camp to November 24th 2020 and will require update septic plans and with the approval of the Zoning Board Appeals and seconded. All in favor and the motion carried.

Jim Hardman—Beaver Way—30.1-2-4.000---RL-3—3 Bedroom 2 Story residential Home

Powell asked the applicant to brief the board on the project. Bigelow, Hardman's contractor stated that before the board is a site plan application done by Mr. Gibbs for a 3-bedroom home to be built on Beaver Way on Long Pond. Bigelow stated the application shows the location of the pump station, septic, and where the power will be coming in, well and where the trees will be cut. Sucharzewski stated that the application even went as far as to show the erosion control and it was a very good application. Gilliland questioned what was actually being approved, if it is just the site plan as where they are building as there are no actual drawings of what the building will be or the elevations of the building. Bigelow stated he will get that sent in right ways. Powell stated there are height restrictions in that district. Bigelow stated that we would like to get started getting the site work done and he will return with the building information for the next meeting.

(Powell/Minessale) A motion was made by Powell to approve application to do the site work and return next month for approval for the actual structure and seconded. All in favor and the motion carried.

George Davis—13 Owens Way—30.18-1-10.120—RL-3—Addition to an Existing residential building

Powell asked the applicant to introduce the project. Mr. Gibbs presented the project stating the applicant would like to make some renovation to the existing home by expanding the master bedroom on the second floor going over the existing screened in porch. Gibbs stated this project will be considerably challenging and will consist of new supports. Gibbs stated they would like to start construction in November. Powell stated everything will be happening on the same construction foot print that is currently there. Gibbs agreed that it will all be under the same foot print and that they will just be extending the second floor.

(Charbonneau/King) A motion was made by Charbonneau to approve the application as presented for the expansion of the master bedroom on the second floor and seconded. All in favor and the motion carried.

Mark Bonfey—882 Middle Road —40.1-2-9.000—RL-1—Build of Guest Cottage (Mobile Home)

Powell invited the applicant to propose what they would like to do for the project. Bonfey stated they are looking to put a guest cottage, mobile home in on their property for Darrah's elderly mother, to help take care of her. Their intent is to subdivide the parcel eventually, but for now they would like to get the mobile home onto the land to get his mother here as soon as possible. Powell stated that the comprehensive plan tried to stop the creation of two dwellings on one parcel. Powell stated that the subdivision will take care of a lot of problems, but his concern is the wetlands that run right through that parcel. Powell stated that it will be a class A project and will be up to the APA to determine if they can build or not. Powell stated that the approval would be subject to the APA approving it and that the minor subdivision was presented and approve. Pulsifer stated he did some research on the old zoning code and there use to be a spot with hardship cases. Pulsifer gave the back ground on the hardship cases and that this no longer conforms to our zoning laws.

(Charbonneau/Klein) A motion was made by Charbonneau that the application will return to the Planning board once the APA approves the subdivision and the building site location and seconded. All in favor and the motion carried.

PUBLIC HEARING: No Public Hearing

ADJOURNMENT: Meeting was adjourned at 6:58 pm.

(Klein/Minessale) A motion was made by Klein 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:

BOARD:	Planning Board
DATE OF MEETING:	October 27 th 2020
APPLICATION NUMBER:	2020-52ZP
NAME:	Charles Eaton
PROJECT ADDRESS:	192 Cedar Lane
TAX MAP NUMBER:	20.20-2-2.000
REQUEST FOR APPLICATION FOR:	Addition to the West side of the Existing Camp

PROPOSED MOTION:	A motion was made to table the application of the addition to the west side of the existing camp to November 24th 2020 and will require update septic plans and with the approval of the Zoning Board of Appeals		
MOTION MADE BY:	John Sucharzewski		
MOTION SECONDED BY:	Andre Klein		
MEMBER VOTE:	MEMBER NAME:	YES	NO
	Robert Powell	X	
	John Sucharzewski	X	
	Chauntel Gililland	X	
	Gina Minessale	X	
	Gregory Gordon	EXCUSED	
	Brian King	X	
	Andre Klein	X	
	Larry Charbonneau	X	
SIGNATURE OF PLANNING CHAIRMAN:			

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	October 27 th 2020
APPLICATION NUMBER:	2020-53P
NAME:	Jim Hardman
PROJECT ADDRESS:	Beaver Way
TAX MAP NUMBER:	30.1-2-4.000
REQUEST FOR APPLICATION FOR:	3 Bedroom 2 story Residential Home

PROPOSED MOTION:	A motion was made by to approve application to do the site work and return next month for approval for the actual structure		
MOTION MADE BY:	Robert Powell		
MOTION SECONDED BY:	Gina Minessale		
MEMBER VOTE:	MEMBER NAME:	YES	NO
	Robert Powell	X	
	John Sucharzewski	X	
	Chauntel Gililland	X	
	Gina Minessale	X	
	Gregory Gordon	EXCUSED	
	Brian King	X	
	Andre Klein	X	
Larry Charbonneau	X		
SIGNATURE OF PLANNING CHAIRMAN:			

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	October 27 th 2020
APPLICATION NUMBER:	2020-54P
NAME:	George Davis
PROJECT ADDRESS:	13 Owens Way
TAX MAP NUMBER:	30.18-1-10.120
REQUEST FOR APPLICATION FOR:	Addition to an Existing Residential Building

PROPOSED MOTION:	A motion was made to approve the application as presented for the expansion of the master bedroom on the second floor		
MOTION MADE BY:	Gregory Gordon		
MOTION SECONDED BY:	Larry Charbonneau		
MEMBER VOTE:	MEMBER NAME:	YES	NO
	Robert Powell	X	
	John Sucharzewski	X	
	Chauntel Gililland	X	
	Gina Minessale	X	
	Gregory Gordon	EXCUSED	
	Brian King	X	
	Andre Klein	X	
	Larry Charbonneau	X	
SIGNATURE OF PLANNING CHAIRMAN:			

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	October 27 th 2020
APPLICATION NUMBER:	2020-55P
NAME:	Mark Bonfey
PROJECT ADDRESS:	882 Middle Road
TAX MAP NUMBER:	40.1-2-9.000
REQUEST FOR APPLICATION FOR:	Build of Guest Cottage (Mobile Home)

PROPOSED MOTION:	A motion was made that the application will return to the Planning board once the APA approves the subdivision and the building site location		
MOTION MADE BY:	Larry Charbonneau		
MOTION SECONDED BY:	Andre Klein		
MEMBER VOTE:	MEMBER NAME:	YES	NO
	Robert Powell	X	
	John Sucharzewski	X	
	Chauntel Gililland	X	
	Gina Minessale	X	
	Gregory Gordon	EXCUSED	
	Brian King	X	
	Andre Klein	X	
	Larry Charbonneau	X	
SIGNATURE OF PLANNING CHAIRMAN:			

