



**TOWN OF WILLSBORO**  
LOCAL GOVERNMENT OFFICES

---

**TOWN OF WILLSBORO  
PLANNING BOARD MEETING  
DECEMBER 29<sup>TH</sup>, 2015 AT 7:00PM – WILLSBORO TOWN HALL**

ATTENDANCE: Caveney, Bardeen, deMello, Grubb, Liebeck, Garvey, Feeley

MEMBERS OF THE PUBLIC: Steven Phillips, Nancy Belzile

MINUTES

**(deMello/Feeley) A motion was made, and seconded, to approve the November 2015 Planning Board meeting minutes. All voted in favor and the motion carried.**

PUBLIC HEARING

*2541 - Benedict Subdivision - Route 22 - 31.13-6-9.100 - HC-1 – 3-Lot Minor Subdivision*

Public hearing open.

Ms. Nancy Belzile stated that she noticed that the perc results for lot 2 were not provided.

Mr. Rock provided a summary of the perc test results. He noted that for Lot 1 the deep hole test resulted in no bedrock, 11” of topsoil, 11”-33” of gray-brown sand and silt (clay or wetland soil), and modeling was indicated at 22”. He noted that that is actually quite high. Mr. Rock noted that the perc dated was 6 minutes for the first hole and 4 minutes for the second hole. He noted that he was not present for the tests. Mr. Steve () stated that he noticed that the groundwater table was 3’ from the surface. He asked what type of a system was intended. Mr. Rock stated that it would indicate that at a minimum he would need to bring in well-draining material in order to create an engineered system that would suffice for that area. He noted that a conventional system would not be permitted. Mr. Rock noted that a permit would not be provided if it posed a health or environmental hazard. Mr. Rock noted that Lot #2 had similar results, with modeling at 36”. He noted that this lot is on the limits of a conventional system. Mr. Rock noted that the first perc hole was 5.45 minutes. He continued in stating that Lot #3 had two percs and a deep hole as well, noting that modeling was at 24”. Mr. Rock stated that both perc tests were at 2.30 minutes. Mr. Rock noted that engineered systems would be required on this parcel. Mr. Bardeen confirmed that no building permits would be issued without an engineered design. Mr. Rock concurred. Further discussion ensued regarding proper permitting procedure. Mr. deMello asked who the members of the public were and where their properties were located. Ms. Belzile stated that she is directly neighboring lot 2. Mr. Caveney asked if there are any other concerns. Ms. Belzile stated that it would only be placement of the septic systems. Mr. Caveney noted that the septic

systems should be placed where the perc tests were done, or it can be brought back in front of the board if another location is deemed necessary.

#### OLD BUSINESS

##### *2541 - Benedict Subdivision - Route 22 - 31.13-6-9.100 - HC-1 – 3-Lot Minor Subdivision*

Mr. deMello stated that the stipulation that the parcel should be placed under the same as the McKenna subdivision, that if subdivided further over the next 10 years it will be considered a major subdivision. Mr. deMello conditioned further that the right of way be at least 50 feet. Mr. Caveney noted that there will need to be a deed guarantee that the parcel is permanently given a right of way to prevent lot 2 from being landlocked.

**(Bardeen/Feeley) Motion made to approve the subdivision with Mr. deMello's stated conditions. All voted in favor and the motion carried.**

#### NEW BUSINESS

##### *2560 - Bruce & Darcy Hale - 55 Ligonier Way - 21.10-1-10.200 - RL-3 - Boundary Line Adjustment*

Mr. Bardeen asked that Mr. Hale go through the proposal with the board. Mr. Hale noted that the entire parcel is part of a historic district, but Scragwood is part of the quarter master's house. He noted that there is a historic piece called a limekiln (on his property) and also a quarry (used for the Plattsburgh Opera House) that he would like to add to Scragwood. Mr. Hale noted that it would still be below the 3 acre requirement, but it is more conforming. Mr. deMello noted that he knows that the property is owned by the Hales, but that the deeds are fewer than two different names. Mr. Hale noted that one parcel is under he and his wife's name, and the other under Cedar Lodge Trust. Mr. deMello asked that a letter of acceptance be provided from the trust. Mr. deMello confirmed that this project will combine sites of historical interest into one property.

Mr. deMello noted that the case conforms to the stipulations of the minor division requirements. He noted further that it does not make the lots more non-conforming. Mr. Hale noted that he will provide a suitable letter.

**(deMello/Bardeen) Motion made to approve the minor division contingent upon the consent of the Cedar Lodge Trust. All voted in favor and the motion carried.**

Further discussion took place regarding the National Historic Register designation. Mr. Hale noted that all of the corporate records were left in the house when his father bought it in the 50's. He noted that he and his wife are looking for a place to store the documents, noting that they may be back in front of the board in the future.

CONCERNS/INFORMATION

*Membership* – The board thanked Mr. Caveney again for his service as Chairman and a member.

ADJOURNMENT

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

Respectfully Submitted,

Ashley R. Blanchard  
Planning Board Secretary