

**Minutes
Warrensburg Planning Board
August 1, 2017**

Board Members Present: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin

Board Members Absent: Gary Cooper, John Franchini

Others Present: Richard Carpenter, Larry and Sue Olden, Patti Corlew (Zoning Administrator)

Meeting Commenced at 7:00 p.m.

Mrs. Moore - ...first item on the agenda is approval of previous minutes. Patti indicated that we received that information in our June packet for April 4th of 2017. Is everyone able to vote on this?

Mr. Spatz - Yes.

Mr. Sutphin - Hm hm.

Mrs. Moore - So I'll need a motion to accept the minutes from April 4th.

Mr. Spatz - I make a motion that we accept the minutes from April 4th.

Mrs. Moore - Is there a second?

Mrs. Sutphin - I'll second it.

Mrs. Moore - All those in favor.

RESOLUTION #2017-14

Motion by: David Spatz

Second by: Sharon Sutphin

RESOLVED, to accept the Planning Board minutes of April 4, 2017.

DULY ADOPTED ON THIS 1ST DAY OF AUGUST, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin

Nays: None

Mrs. Moore - Under new business, I have a public hearing for subdivision, 2017-1. The tax map is 167.-1-6. This is 190 Potter Brook Road. The applicant is Richard Carpenter. It's a two lot subdivision and under the information that's been

provided, it's, the smallest lot is 6.2 and the largest lot is 28.7, and I believe... Does someone want to chat about the information that's going to be in front of us? I know... Someone has to provide a description. But I'll try to give some guidance. So there's, apparently there's two homes on the largest, the large parcel. Is that correct?

Mrs. Olden – Yes. Before you split it, there's two homes. Yeah.

Mrs. Moore – Okay. And part of this subdivision is that each lot will have a house on it.

Mrs. Olden – Yeah.

Mrs. Moore – Single family home on it.

Mrs. Olden – Yeah. No change to anything else.

Mrs. Moore – And no change to anything else.

Mrs. Olden – Drawing a line.

Mrs. Moore – Drawing a line, okay. No changes to septic or anything, location, things like that? And my understanding is that it's been through the APA to some extent and they're waiting for our local approval. Is that, or have they completed...?

Mrs. Corlew – They've given their approval. They just gave them an extension to file it.

Mrs. Moore – To file it.

Mrs. Corlew – Yeah.

Mrs. Moore – Okay. Do board members have any... And I'll officially open the public hearing or did I already?

Mrs. Corlew – I don't think you did.

Mrs. Moore – So we'll open the public hearing. If there is anybody wishing to comment... I don't see anybody in the audience other than the applicants themselves. Before I close it, does any of the board members have any questions of the applicant?

Mrs. Robichaud – No.

Mr. Spatz – No.

Mrs. Robichaud – It's pretty...

Mr. Spatz – It's pretty cut and dry.

Mr. Robichaud – Yeah.

Mrs. Moore – I will close the public hearing. Hearing no comment from the audience, no written comment, and close the public hearing. Alright, since there's no questions and the subdivision plat clearly shows the location, the subdivision line and shows the location of the existing homes to remain on the site, is there a motion for the application for approval?

Mr. Spatz – I make a motion we approve.

Mrs. Robichaud – I second it.

Mr. Spatz – Subdivision 2017-1, tax map 167.-1-6, Potter Brook Road, 190 Potter Brook Road.

Mrs. Moore – As... As presented.

Mr. Spatz – As presented.

Mrs. Moore – All those in favor.

RESOLUTION #2017-15

Motion by: David Spatz

Second by: Danielle Robichaud

RESOLVED, to approve application SUB #2017-1 by Richard Carpenter, tax map #167.-1-6, 190 Potterbrook Road, to allow a two lot subdivision.

DULY ADOPTED ON THIS 1ST DAY OF AUGUST, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin

Nays: None

Mrs. Moore – We have no further business, and so I don't believe there's any further business on our board.

Mrs. Corlew – Nope. I have nothing to add.

Mrs. Moore – You have nothing. Any questions? Okay. We need a motion for adjournment.

Mrs. Robichaud – I make a motion we adjourn.

Mr. Spatz – I'll second it.

Mrs. Moore – All those in favor.

Motion by Danielle Robichaud, second by David Spatz to adjourn the Planning Board meeting at 7:04 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pc08012017

RESOLUTION #2017-14

Motion by: David Spatz
Second by: Sharon Sutphin

RESOLVED, to accept the Planning Board minutes of April 4, 2017.

DULY ADOPTED ON THIS 1ST DAY OF AUGUST, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin
Nays: None

RESOLUTION #2017-15

Motion by: David Spatz
Second by: Danielle Robichaud

RESOLVED, to approve application SUB #2017-1 by Richard Carpenter, tax map #167.-1-6, 190 Potterbrook Road, to allow a two lot subdivision.

DULY ADOPTED ON THIS 1ST DAY OF AUGUST, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin
Nays: None