

Germantown Planning Board Minutes  
Special Meeting  
DRAFT  
April 15, 2021

Members in attendance: Chairman Tim Otty, Kerrie Abela, Chris Brown, Jen Crawford, Garrett Montgomery, George Sharpe and Lauren Williams.

Pledge of Allegiance

No minutes were reviewed

**Lot Line Adjustment: Targove 1075 Woods Road, Germantown**

Karen Targove of 1075 Woods Road, Germantown presented to the GPB her application for a Lot Line Adjustment and stated she has no plans to develop the property at this time, and purchased the property so that no one else developed on it. The board reviewed the new revised plans and noted that wells and septic systems were plotted; nothing crosses utilities, no developing, no driveway additions and no intentions to develop. All board members stated they had no further questions. The GPB proceeded to review page 93 of the Subdivision Law as it pertained to Lot Line Waivers. The board determined that this is a Type 2 action, and stated there is no need for SEAF review. On a motion by Chris Brown, seconded by Kerrie Abela, with all in favor and none opposed, this application was approved. A final Notice of Action, with no conditions will be completed and filed with the Town Clerk.

**Subdivision: Roumeger Best Lane, Germantown**

Wesley Chase returned to the Board representing Ms. Roumeger for Subdivision of her property on Best Lane. Public Hearing was held December 3, 2020. A letter for the septic from the Department of Health and for the Driveway from the Highway Department, have been submitted along with revised maps from March 2021. The board proceeded to review the newly submitted documents, no further questions were asked by the board. SEAF part 1 was reviewed and amendments were confirmed, Part 2 of the SEAF was completed and on a unanimous decision of the GPB it was determined no significant impacts would be created and therefore a negative declaration was given. A Notice of Action with no conditions will be completed and filed with the Town Clerk.

**Site Plan: 98 Viewmont Road, Germantown**

This application has been referred to the ZBA for a Variance and therefore review by the GPB is stopped until any determinations of the ZBA are submitted.

**Site Plan/Special Use Permit: Helmholz 222 Main Street, Germantown**

Chairman Otty stated that after review with Sam Harkins the following has been determine for this application: it is zoned HMU, exempt from parking restrictions, and that it appears to be clear to convert to commercial use.

The determination had been made by Sam Harkins, CEO that this will not be a Site Plan Review, but that he would still like a Special Use Permit review and determination from the board. A sign permit will be needed and a kitchen inspection.

The applicant could not be present, but Chairman Tim Otty stated he felt since previous reviews were conducted there was enough information and discussion with the CEO to proceed. The board discussed and acknowledged that it is clearly a change of use and a permitted use in Schedule A of the Zoning Law. Member Jen Crawford felt that because of this determination that a Special Use Permit was not needed. The Board also determined that they will prepare a Notice of Action permitting the change of use as reviewed and Chairman Tim Otty stated he will draft that wording up for Secretary Jami DelPozzo to use in the conditions of the final Notice of Action. On a unanimous decision the board approved this Change of Use and a Notice of Action will be filed with the Town Clerk.

Chairman Tim Otty stated he will no be at the next Planning Board meeting and advised the members that an acting chairman will need to be voted for at the start of the next meeting.

Jen Crawford presented to the Board information prepared at the Solar Zoning meeting, and stated all shared information will be sent to all members.

On a motion by George Sharpe, seconded b Lauren Williams, the meeting was adjourned at 8:12 p.m.

Jami L. DelPozzo  
Planning and Zoning Secretary