

Germantown Planning Board Minutes
DRAFT
March 25, 2021

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

Meeting is opened at 7:00 p.m.

The minutes of February 25, 2021 were reviewed. Amended were page two, paragraph one under Helmholz, "that Zone had been changed, and map had not bee updated.", paragraph three under Helmholz, "review he restaurant/bar" and add to that same paragraph "ZBA interpretation of restaurant/bar and on page three paragraph one, " owner can petition the Town Board to request to be rezoned." On a motion by Lauren Williams, seconded by Chris Brown, with all in favor and none opposed the minutes were accepted as amended.

Public Hearing:

Gail Saucier returns to the Planning Board representing the Zavaglia Family for their Subdivision application for their property at 243 Lasher Avenue. Motion is made by George Sharpe to open the Public Hearing, seconded by Jen Crawford, with all in favor and none opposed. Chairman Tim Otty stated he will ask the audience three times for comments. John Kukon informed via text to Chairman Otty that he was shared the information from the applicant, and is in favor, not opposed. No other comments were received. The Board commented that the information contained in the application was, "well put together" and "very thorough". On a motion by Kerrie Abela, seconded by Lauren Williams, with all in favor and none opposed, the Public Hearing was closed.

Jen Crawford made a motion for the GPB to be Lead Agency, seconded by Chris Brown, with all in favor and none opposed.

The GPB proceeded to review the SEAF Part 1 and made the following amendments: #4-omit Urban, #13-no alterations to bodies of water and #19-record of inert tank, letter of removal is filed in applicant file. Part 2 is reviewed and #1-11 are all answered No. On a motion by Jen Crawford, seconded by Chris Brown, with all in favor and none opposed the board declared a negative declaration as there is no determination of any adverse effects. A Notice of Action will be completed, with no conditions, and filed with the Town Clerk. On a unanimous decision of the GPB, this application is approved.

Site Plan Review: Helmholz

Carla Helmholz returned before the board for her application or a restaurant/bar at 222 Main Street. Chairman Tim Otty stated that he feels the need to return to the Building Department to discuss this application and get clarification from Sam Harkins, CEO.

Member Kerrie Abela asked if there is living space upstairs, and wanted to discuss the uniform fire code, because of the addition of a kitchen. Carla Helmholz replied, that this was discussed and completed when the store (existing) was approved. The board will seek the clarification of which application this should be from the CEO, the correction of zoning district as an HMU is noted, and member Jen Crawford felt there was no need for a Special Use Permit as it is a permitted use in the HMU district. This application may be placed on another Agenda of the GPB after Chairman Otty discusses further need of review with Sam Harkins, CEO.

Lot Line Adjustment: Targove

No representation for this application was present. Secretary Jami DelPozzo stated a voicemail was left at the number on file to confirm placement/appearance on this agenda. This application was postponed to next meeting of the GPB.

Special Use Permit: Accessory Apartment Viewmont Road

Tom McArthur appeared before the board representing the applicant for an Accessory Apartment over a Barn at 98 Viewmont Road. The applicant stated the plan is to construct an accessory apartment over an existing garage, and that Sam Harkins, CEO, stated to him that there was previously an illegal conversion. The plans are to fix structure, septic and structural issues to meet code, and determine the well capability. The board asked to reduce the size to be compliant. The board reviewed the Subdivision and Zoning Law and determined that they can not permit the application at this size and create a non conforming use, they stated that it does not look like a garage. Options were given to the applicant as follows: -apply to ZBA for a variance or put a garage on bottom and change living space. Chairman Tim Otty offered to write a letter from the Planning Board to the ZBA regarding the thoughts of the GPB. The applicant will return to Sam Harkins, CEO.

New Business: there are no new applications for review

Old Business:

Wesley Chase submitted to the Board on behalf of the Roumegere Subdivision, a letter from the Department of Health and Highway Department and will be placed on the next Agenda.

Owner Consent form will be added to the Town Website and Chairman Otty stated he feels the Town Fee Schedule should be placed there as well.

The Board discussed the need to volunteer time on 1-2 Saturdays a month to help review forms with any applicants.

Garrett Montgomery discussed Climate and Solar Zoning Committees. Jen Crawford clarified solar permit unified form and the need for a solar zoning workshop.

On a motion by Kerrie Abela, seconded by George Sharpe, this meeting was adjourned at 9:20 p.m.