

Germantown Planning Board

Minutes

February 24, 2022

This meeting was conducted at the town hall with the following members in attendance; Chairman Tim Otty, Chris Brown, Jennifer Crawford, Lauren Williams, Ben Davidson-alternate, with members Keri Abela and George Sharpe in attendance via zoom. All interested parties and applicants were welcomed to attend this meeting via zoom.

Meeting was opened at 7:05 PM.

Pledge of Allegiance.

Minutes of January 27, 2022, were reviewed and on a motion by George, seconded by Jennifer, were accepted as amended:

p.2 New Business: Discussion held regarding quorum for next meeting and status of alternate. Chair to discuss with Town Council.

Chairman Otty informed the board about draft minutes being posted to Town Website; no member was opposed with public viewing of the draft minutes.

Please note that Jennifer Crawford previously recused herself from the review of the following two applications: Sibbison: Subdivision and Hull: Subdivision

Public Hearing:

Motion was made by Chris to open the Public Hearing at 7:12 pm for the Subdivision application of Virginia Sibbison for her property at 54 Hunterstown Road, seconded by Ben, with all in favor and none opposed.

The Zoom waiting room was checked three times: at 7:13pm, 7:15pm, and 7:16pm, no comments were received.

Motion was made by Chris to close the Public Hearing, seconded by Ben, with all in favor and none opposed.

Inquiry was made about driveway agreement: not currently existing with neighbor. Easement deeded for Mr. Sare. Cannot do a driveway agreement since it is a deeded easement, not needed.

Town Attorney may need to review, and the board suggested an escrow agreement.

Chairman Otty questioned why there is a need to subdivide, and it was answered that family issue to keep both parcels in both family halves.

Member George asked about maximum number of residences, and was answered that three houses will share the driveway.

Deed easement was found in application: it will be sent to the town attorney.

Member Ben asked about adding something about never allowing second driveway, and Mr. Dan Russell pointed out that the survey map has note already included.

Applicant, Board members and Surveyor are all in agreement: to schedule review for next meeting after town attorney review and need for signed escrow agreement.

Old Business:

Frasier Fir Management LLC applied for a Subdivision of two existing, contiguous lots, totaling 26.8 acres, into 4 lots at 471 Church Avenue.

No representative was present, but the board proceeded to review all submitted documentation, which included: Letter of Denial, Application, SEAF, Wetland Delineation, Fig.1 Location Map.

No Agricultural Data Statement was provided.

This application was initially submitted in March 2022

The Board determined they need more documentation and requested an Agricultural Data Statement be submitted, and that the applicant is requesting an Area Variance for Lot #2.

This Application has been referred to the ZBA.

Edward Hull represented by Evan Decker, has applied for a Subdivision of his property of 10.1-acre parcel from a 143 parcel along South Road.

The Board proceeded to review all submitted documentation, which included: Letter of Denial, Application, SEAF, Owner Consent Form, CCDOH Letter regarding the suitability for an onsite wastewater treatment system and maps. The board determined that an Agricultural Data Statement will need to be submitted.

Chairman Otty pointed out that the owner will be unable to subdivide for three years.

Board determined no need for any other documents, except the Ag Data Statement.

Member George made a motion to appoint the GPB as Lead Agency, seconded by Chris, with all in favor and one opposed.

The application was declared complete.

Public Hearing is set for March meeting.

Adjourn

On a motion by Lauren, seconded by Ben, the meeting was adjourned at 8:18pm.

In the absence of Secretary Jami DelPozzo, minutes were taken by member Lauren Williams and prepared by Jami Delpozzo.