

Germantown ZBA
MINUTES
April 21, 2022

The meeting was held at the Town Hall with the following members in attendance: Joe Guida, Randy Phelan, Rachel Levine, and member AmyJo Davison attended via Zoom audioconferencing.

Meeting was opened at 7:10p.m.

Pledge of Allegiance.

Motion was made by Randy to appoint Joe as Acting Chair, in the absence of Chair Teresa, seconded by Rachel, with all in favor and none opposed.

.3The Draft Minutes of March 17, 2022, were reviewed and on a motion by Amy, seconded by Rachel, with all in favor and none opposed were accepted as written.

Public Hearing:

On a motion by Randy, seconded by Rachel, with all in favor and none opposed the Public Hearing was opened in the application of Frasier Fir Management, LLC for an Area Variance.

Acting Chair Joe opened comments to the board and applicant and the following was discussed:

- it was asked if the applicant could have just changed the lot size to meet area and the applicant responded that the engineer/surveyor felt that the plans submitted is their best option.
- Perk tests have completed.
- Raised sections will have fill.
- Wetlands are not federal.
- Owner commented they may build on one parcel for themselves.
- There will not be more than 3 homes total on divided property.
- Necessary trees will be cut down.
- Soil is typical and not porous, consists of dirt/rocks.

Public comment was received via email from Ira Sher and read by Secretary DelPozzo and will be submitted for the record with these minutes.

Lithe Sibatha commented that her property is adjacent to the property in review and is concerned with the property being developed, stating that the wetlands continue from her property to the applicants, she understands that the ACOE (army corp of engineers)

has to weigh in on the matter, the driveways are shared and should be split, that wetlands cross drive and that trees vacuum up the water.

The applicant added to please review submitted Ecological letters that are in the record, they will contact the ACOE, and The Department of Transportation and will submit further documentation as requested, stating that the surveyor chose the location of the driveway entrance.

The board concluded they will not make any determinations at this meeting and will wait for requested information for further review and the applicant will be placed on the agenda of May.

On a motion by Rachel, seconded by Randy, with all in favor and one opposed the Public Hearing was closed.

There is no Old or Other Business discussed.

New Business:

Laura Sink presented to the Board her application seeking a Use Variance for Gatherwild LLC at 331 Roundtop Road for use as a campground.

Laura submitted a copy of her previous applications, and letters from the Building Department with a chronological list of dated entrees and expenses for Gatherwild which she read to the board and will be submitted for the record with these minutes. She continued to explain that her goal is to re-open in 2023, a port-o-potty and water supply will be used and inspected and chlorinated, that the town listed her business on their website in support of her activities, and that she was given permission by previous Code Enforcement Officer to run her business but does not have documentation to support that.

The Board has set Public Hearing for May 19, 2022.

On a motion by Rachel, seconded by Randy, with all in favor and none opposed, the meeting was adjourned at 8:10p.m.

Jami L. DelPozzo
Planning and Zoning Secretary