

Germantown Planning Board
MINUTES
March 30, 2023

This meeting was conducted at the Town Hall with the following members in attendance: Chairman Tim Otty, Chris Brown, Garrett Montgomery, and Lauren Williams. Member Kerrie Abela attended via Zoom audio/video conferencing.

Meeting was opened at 7:05p.m.

Pledge of Allegiance.

Minutes of January 26, 2023, were reviewed and with a motion from Lauren, seconded by Chris, with all in favor and none opposed, were accepted as written.

No Public Hearings were held.

New Business:

Quatrefoil, Inc. Appeared before the board, to represent owner Adrian Del Valle, for an application for a Special Use Permit for an Accessory Apartment, located at 40 Reuter Road, Germantown.

The Board proceeded to review all submitted documents which included: Letter of denial, Owner consent, application, SEAF, AG Data Statement, and drawings. the following was discussed:

- Size by right for an Accessory Apartment
- Use of rooms as bedroom and sleeping quarter
- Refer to C 1 of 2 drawings that describe no future bedrooms shall be proposed

The Board stated the application is complete and determined based on their review that this is a Pool House with a changing room, not an Accessory Apartment. This application will be referred back to CEO Mullins.

Chairman Otty asked for a motion to set Public Hearing, if after review from CEO Mullins, it is determined to still require a Special Use Permit. Motion is made by Chris to set a Public Hearing for the next Planning Board meeting in April, seconded by Lauren, with all in favor and none opposed.

Old/Other Business:

Larry Black and Natasha Sweeten returned to the Board for continued review of their application for Site Plan review of an Artist Studio at their property located at 50 Anchorage Road, Germantown. New drawings/plans were submitted by the applicant and architect Peter Ballman, who was also present for this meeting, the following was discussed:

- Dramatic changes after review of the Scenic Viewshed Overlay
- Reduction of 30% square footage
- Front setbacks will be met, side setback will remain the same
- 4-foot strip of foundation will be left-wire and plantings will be added

- No overnight accommodations
- Facility to wash
- 6x6 Cantilever and post beams- should foundation not have adequate support

On a motion made by Chris, seconded by Lauren, with all in favor and none opposed, Public Hearing for this application is set for the Planning Boards April meeting.

Chairman Otty discussed the following administrative subjects with the board:

- It was determined that all members need a current copy of the Zoning and Subdivision Law- this was why the pages on Letters of Denial did not match the pages of current policies we were using.
- Notice of Actions will state a more detailed/accurate decision description
- It is recommended that determinations from the CEO could be sent as Denials or Referrals

On a motion by Chris, seconded by Garrett, with all in favor and none opposed, this meeting was closed at 7:50p.m.

Jami L. DelPozzo
Planning and Zoning Secretary