

affected, and there are no long or short term effects identified. Since this is the case, Donna Staron moved that this is to be considered an unlisted action, and there is no significant adverse environmental effect in approving this subdivision. This was seconded by Tony Ooms and carried. Tony Ooms moved to approve the subdivision, (lot line adjustment), and Dorothy Mackerer seconded. This carried. Ms. Simmons submitted a check for \$175 which covered the application, plat, and approval fees.

HARVEY SPERRY – SITE PLAN REVIEW
JEFFERSON HILL ROAD
INFORMATIONAL

Mr. Sperry presented the Board with maps, along with aerial photos showing the building and its location on the property. Mr. Sperry explained that the building will house 12 heated units. The location of the building is about 1 mile off of route 32. When asked about the amount of traffic expected from this venture Mr. Sperry stated that there would be "negligible" traffic flow, with the traffic coming off of Jefferson Hill Road. In response to Wendy Carroll's question regarding the use of the building Mr. Sperry stated that the building was originally from a chicken farm and later converted into storage units. Mr. Sperry added that anyone who had a travel trailers and did not want to winterize the vehicles would use these heated units. Town Attorney, Tal Rappleyea stated that there was no need for legal papers. Chairman Cohen pointed out that the Zoning Law now allows this use. Mr. Sperry stated that there would be no additional lighting or signs, and that there would no overnight camping. Other buildings at the site may be considered for this same use and Mr. Sperry is aware that he would have to return to both Boards for their respective approvals. Chairman Cohen asked the Board if Mr. Sperry could be allowed to combine both the Zoning Board of Appeals and the Planning Board notifications to the neighbors in one mailing. The Board agreed that one mailing would be sufficient, pending the approval of the Zoning Board of Appeals. This project is set for Public Hearing on the 9th of April. Chairman Cohen read a statement from the Zoning Board of Appeals asking for any comments from the Planning Board regarding this application. Town attorney, Tal Rappleyea stated that this type of project is reflected in the Comprehensive Plan as being a favorable adaptive use of existing farm buildings. Therefore the Planning Board recommends that the Zoning Board of Appeals approve this project for a special use permit.

Deputy Chairman Donna Staron moved, and Wendy Carroll moved to adjourn. This carried. The meeting was adjourned at 7:32PM.

Marilyn Cohen, chairperson

Respectfully submitted,

Gail Chamberlain, clerk