

Public Hearing Meeting Minutes
Town of Essex Planning Board
Public Hearing Meeting
September 21, 2017
7:00 p.m.

Call to Order

Mr. Van Hoven opened the meeting at 7:00 p.m. and led the attendees in the Pledge of Allegiance.

Attendance

Present: James Van Hoven, Jonathan Pribble, David Hislop, Mark Walker
Thomas Stransky, Derrick Wrisley and Cheryl Sprang, Secretary.

Others Present:

Norma Goff, Anita Shapiro, Dianne Lansing, Kevin Hall, George Davis, Susan Bacot-Davis,
Mark Wilcox, David Tisdale, Monica Rumsey

Public Hearing (s)

The Chair gave an overview of the proceedings before the Planning Board.

Tax Map #49.15-1-8.100 – Owl Investments LLC, 1779/1789 Lakeshore Road, Essex, Minor Subdivision Application – Residential. Kevin Hall is the representative acting on behalf of Owl Investments LLC

At the time of public hearing, there were no letters in support or against this action.

Mr. Hall has indicated that at this time, this Subdivision is on hold. No further discussion.

Tax Map #40.3-2-8.112 – Lars Kulleseid, Essex Road, Essex, Minor Subdivision Application – Agricultural and Residential. Property location is listed as west of Essex Road and south of Black House Road. Kevin Hall is the representative acting on behalf of Lars Kulleseid.

Public Comment

All public comments were related to Tax Map #40.3-2-8.112 - Lars Kulleseid Subdivision.

The members of the public who were in attendance were asked to submit their concerns in writing to go with the application. At the time of the meeting, only one letter had been received in regard to the property subdivision.

Community Members (all but one neighbor) who were in attendance had the following concerns:

- Why the need for four easements to the 10.2 portion of the property when two already exist?
- How many building rights are there on the property?
- What additional plans are there to develop the 96 acres?

- Concern for how fire/emergency services would get to the property
- Concern for the wetlands
- Concern for the wildlife that would be disturbed
- Concern about view shed
- Concerned about location of the building
- Could the Planning Board add building restrictions to the property (ie: color, style of home, lighting, etc.)

Mr. Hall and Mr. Van Hoven addressed many of the concerns in regard to the project.

- Mr. Hall went over the map in great detail with all community members who were present.
- Mr. Kulleseid has asked for the additional Rights of Way to keep his options open
- The APA has already provided a non-jurisdictional letter with approval
- There are no additional plans to develop the 96 acres
- It was noted by Mr. Van Hoven that each of the parcels have 1 building right
- Mr. Van Hoven reminded the group that this public hearing was in reference to the subdivision only at this time and not to the eventual building of a home
- All members who were present were encouraged to put their thoughts and concerns in writing

Adjourn

On a motion to close the public hearings by Mr. Hislop, seconded by Mr. Wisley, the Public Hearing(s) meeting adjourns at 7:59 p.m.

Respectfully submitted by

Cheryl Sprang
Secretary

Planning Board Meeting Minutes
Town of Essex Planning Board
Regular Meeting
September 21, 2017
7:00 p.m.

Call to Order Mr. Van Hoven opened the meeting at 8:00 p.m.

Attendance Present: James Van Hoven, Jonathan Pribble, David Hislop, Mark Walker Thomas Stransky, Derrick Wrisley and Cheryl Sprang, Secretary.

Others Present:

Norma Goff, Anita Shapiro, Dianne Lansing, Kevin Hall, George Davis, Susan Bacot-Davis, Mark Wilcox, David Tisdale, Monica Rumsey

Review and Acceptance of Minutes August 17, 2017.

On a motion to accept the minutes of August 17, 2017, by Mr. Walker, seconded by Mr. Stransky, the motion carries, Aye-5 No-0 Absent-0 Abstain-1 (Wrisley)

Old Business

Tax Map #49.15-1-8.100 – Owl Investments LLC, 1779/1789 Lakeshore Road, Essex, Minor Subdivision Application – Residential. Kevin Hall is the representative acting on behalf of Owl Investments LLC

On a motion to table the draft permit as written by Mr. Van Hoven, seconded by Mr. Stransky, the motion carries, Aye-6 No-0 Absent-0

Tax Map #40.3-2-8.112 – Lars Kulleseid, Essex Road, Essex, Minor Subdivision Application – Agricultural and Residential. Property location is listed as west of Essex Road and south of Black House Road. Kevin Hall is the representative acting on behalf of Lars Kulleseid.

This motion is tabled until Mr. Hall provides additional details from APA with wetlands, contour lines, updated map with right of ways, and site visit has occurred including Mr. Hall, Mr. Kulleseid and members of the planning board. On a motion to table the draft permit as written by Mr. Van Hoven, seconded by Mr. Hislop, the motion carries, Aye-6 No-0 Absent-0

New Business

Tax Map #49.15-1-28 – David Tisdale, 1671 Lakeshore Road, Essex, Special Use w/ Site Plan – adding a 12' x 20' wooden storage shed (on a wooden skidder base) to the back of the property.

On a motion to declare the application complete and schedule a public hearing for the October 19th meeting by Mr. Van Hoven, seconded by Mr. Hislop, the motion carries, Aye-6 No-0 Absent-0

Report of the Zoning Officer

None

Report of the Chair

Other Reports and Communications

In reference to the decision on Tax Map #40.3-2-8.112 – Lars Kulleseid, Essex Road, Essex, Minor Subdivision Application –

Mr. Hall will contact Mr. Kulleseid to schedule a site visit where Mr. Hall, Mr. Kulleseid and at least three members of the planning board will be present. Mr. Hall will communicate directly with the board to find a time that works for the majority.

It was determined that no members of the public will be included in the site visit

Mr. Van Hoven reminded the board that at no time during a site visit can a decision be discussed among the planning board members present.

Public Comment**Adjourn**

On a motion to adjourn the meeting at 8:24 p.m. by Mr. Stransky, seconded by Mr. Walker, Motion carries, meeting is adjourned at 8:24 p.m.

Respectfully submitted by

Cheryl Sprang
Secretary