

TOWN OF NELSON PLANNING BOARD MINUTES

August 8, 2006

Present: Gary McSweeney, Bob McKinnon, Jan Roberts, Jim St. Pierre, Ed Nelson & Mike Nataluk

The meeting was opened by Chairman, Gary McSweeney at 7:00 p.m He then greeted the guests.

The minutes of the July meeting were reviewed. Bob said that under Peter Hause that as a family run business it was not necessary for Peter to come before the Board. Gary made the made the motion to approve the minutes as modified. Seconded by Jan. All voted in favor and motion carried..

Planning Board Agenda:

1. Gary Omans - Subdivision - Maple Grove Rd.
 - a. Gary had an updated survey map showing the combined lots, with the line dividing the two lots removed.
 - b. As this application was not acted on by the Board at previous meetings, Gary made the motion based upon the July 19, 2006 Snyder & Myers Associates, P.C. on the application of the Omans that we approve this subdivision. Seconded by Jan. All voted in favor and motion carried.
2. Brian Enders - Special Permit - Erieville Rd. - Public Hearing
 - a. All members of the Board got a copy of the issues that was addressed by Brian.
 - b. This is 20 acre parcel on Erieville Rd that allows 2 horses per acre.
 - c. Manaue mangement was addressed. Spreading to 1 to 3 adjacent properties by following the DEC guidelines.
 - d. Letters from John Weerbela. Steve Westfall and Jerry Moore to spread manue on their properties. Letters were read by Gary.
 - e. Letter from DEC stating that under 150 horses they have no jursidiction over Brian. David Livermore, Mad. Co. Water & Soil Conservation District met with Brian and said that a DEC Special Permit is not needed.
 - f. Public Hearing was opened for a Special Permit. There was no one present in opposition or for this application. Public Hearing was closed.
 - g. Discussion of cutting down on outside lighting at night. Ammended outside hours to daylight hours.
 - h. Roger has been on the site and looked at the layout of the apartment.
 - i. May have horse shows in ths Spring and the Fall, with all parking on property including tenant parking.

As there were no other questions from the Board, Gary made the motion to approve this application with the following understanding and conditions:

1. That exterior operation will be during daylight hours and interior operation will be from 5:00 a.m. to 11:00 p.m., pending upon subject of review.
2. Tenant parking will be on site and visitors parking will be retained to the parking lot.
3. Manure management will be for 34 horses, following a spreading program onto the adjacent neighbor's properties and includes monitoring a 30 foot grassy space between the turn out pens and open water area which is defined by the tree line
4. With the understanding that John Werbela, Jerry Moore and Steve Westfall agree to operating a spreading program on their property.
5. The 1000 sq. ft. plus or minus apartment will be stick built and attached to the facility according to the recommendation of the CEO.
6. Any shows be limit to daylight hours with all parking of all vehicles, including trailers be on the property and that the storage of farm related equipment be basically stored on the west side of the building out of site either outdoors or indoors.

Seconded by Bob. All voted in favor and motion carried.

3. James Fuller - Special Permit - Bliss Rd. - Special Permit.

1. James wants to build an addition on an existing 30' by 40' garage for the use of continuing a dump trucking business and for maintenance and parking of the trucks.
2. There is an existing house and a 40' by 50' 3 stall detached garage on his other parcel.
3. All business activity is related to 3 dump trucks.
4. Town Law does not have provisions for an accessory building on a lot without a primary residence.
5. Jim was asked if he would combine the two lots into one parcel. He does not want to do this because of business liability. A simple solution to this would be to combine the lots and have a home occupation with a special permit. Keeping the lots separate does not allow a home occupation.
6. Jim is to check to see who owns the second parcel, he or the corporation.
7. If Jim combines the two parcels he needs to come back with a map showing combined lots and the structures. Jim has to decide what he wants to do or if he will be back for the Sept. meeting.

4. Keith Berger - Special Permit - Nelson Rd. - Preliminary Hearing

1. Keith would like to put a temporary trailer on his property. There are two barns on the property and he would like to convert the larger barn into a house. The buildings are on 2.1 acres. There is an existing 60 foot wide driveway.
2. Keith was referred to Section 225 of the Land Use Regulations. Can proceed with the construction with Roger. Trailer has to be removed when construction is done.

5. Pauline Brown - Sunrise Blvd.

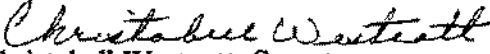
1. Paulines son brought in a plan showing the driveway for the property on Sunrise Blvd.
Roger is to oversee this project.

Penny Nelson spoke of the Pharm activities. She was told to talk to Roger.

As there was no other application on the agenda, Jan made the motion to adjourn the meeting.
Seconded by Ed.

Meeting adjourned.

Respectfully submitted by


Christabell Westcott, Secretary
Planning Board, Town of Nelson