

Town of Nelson
Planning Board Meeting
February 10, 2009

The Town of Nelson Planning Board Meeting was called to order at 7:00 p.m. by Chairman John Dunkle. Present were John Dunkle, Jim St. Pierre, Bob Carr, John Laubscher, Sandy Palmer and Kevin Pace. Ed Nelson was absent and Denise Earl filled in for Sue Henderson.

Sandy made a motion to accept the minutes from the last meeting and Jim seconded. All voted in favor and the motion was carried.

Susan Benedict – 3155 Tuscarora Rd. – Subdivision – WF/RB Zone – Public Hearing

Mrs. Benedict appeared before the board to ask for a re-subdivision of her property in order to give her neighbor, Mr. Pat Woods more property across the road. The applicant showed the Board a tax map with three lots reconfigured to two. The Board informed Mrs. Benedict that a formal subdivision map will need to be prepared and submitted before any action could be taken. Both property owners will need to sign the application.

Public Hearing

The Public Hearing was opened at 7:20 pm. Tim McLaughlin, a neighbor, supported this issue, stating that it would create a more viable piece of land. His wife, Diane Cass, expressed similar sentiments. The Public Hearing was held open until the subdivision map is available for Board review.

John Zajac – Route 20 E., Patriot Enterprises – Informal Discussion

Mr. Zajac is proposing to obtain an auto dealers license for Patriot Enterprises, which would allow the business to purchase vehicles at auctions, for company use or resale. He is proposing up to three vehicles be displayed on the Patriot property on Route 20 for this purpose.

The Board noted that the zoning discourages this kind of use, but it is not inconsistent with surrounding uses. The action would require a special permit and be subject to a Public Hearing, and referred to the county. Mr. Zajac will consider submitting a formal application, site plan and narrative. The Board discussed a time-limited special permit.

Other Business

John addressed the board saying that he would have to recuse himself from any meetings regarding the Morrisville College horse facility at Bucks Woods as he has been asked to do the engineering for this project. Jim will chair the part of any meeting that involves this application.

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There was a motion to adjourn the meeting by John Laubscher and seconded by Jim. All voted in favor and the meeting was adjourned at 9:11 pm.

Respectfully submitted,

Susan J. Henderson, Secretary