

TOWN OF NELSON PLANNING BOARD MINUTES

September 11, 2006

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

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

The minutes of the August meeting were reviewed. Bob made the motion to approve the minutes as presented. Seconded by Ed. All voted in favor and motion carried..

Planning Board Agenda:

1. Joseph St. Pierre - Subdivision --- Erieville Rd. - Sketch Plat
 - a) Joe wants to take an existing 29.39 acre lot and divide it into a 8.141 acre lot and a 21.254 acre lot. The 8.141 acre lot (Lot #2) has an existing house and shed on it. He wants to keep the 21.254 acres for his own recreational use. This lot is mostly swamp land.
 - b) There is no access to Lot 1 from the road. There is a steep grade along the road front.
 - c) The Board feels that Joe is creating a lot that is not build able.
 - d) Joe said that he does not intend to build on Lot 1, but in the future if it is ever sold someone else may decide to build on it. A deed restriction could include the text that this lot is not a buildable lot. Joe said that he would not sign any deed restrictions.
 - e) A discussion of creating an unbuildable lot.
 - f) John said that other Town's that he has worked with has had added a statement on the final survey map stating that the remaining lot is not bailable. Joe said that he would agree with this.
 - g) Gary will talk to Jim Stokes to see how this should be handled before the next meeting on Oct. 10, 2006.

2. James Fuller - Special Permit - Bliss Rd. - Preliminary Hearing
 - a) Jim said that he has met with an Attorney and the Attorney took out the dividing line between his two parcels to combine them into one parcel and a new deed has been filed with Madison County.
 - b) Jim needs a new map showing one lot, erasing the line between the two parcels. He will have to fill out a subdivision application. He also needs a narrative of what he proposes to do on the lot, how the business will function on the property and if it is consistent with the neighbor hood.
 - c) Jim and his wife said that their business was growing and if there were going to be limitations.
 - d. If everything is in order for the subdivision a Public Hearing will be scheduled for Nov.


3. Richard Hackney - Special Permit - Nelson Road

- a) Richard has a trash business and the issue was of parking the big truck on the road in front of his property.
- b) Richard said that he has a place to park the truck until he can do something else. He is looking for a place to park the trucks inside and from time to time to do maintenance work on their property.
- c) The Board was asked if they bought property in a residential zone if it could be changed to commercial. This would have to be taken up with the Town Board and it would be their decision.

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

Meeting adjourned at 8:05 p.m.

Respectfully submitted by


Christabell Westcott, Secretary
Planning Board, Town of Nelson