

Newcomb Planning Board
Meeting – August 13, 2009
Minutes

Members Present: Chairman Bob Lilly, Wes Miga, Don Bott, Rose Bush, Joanne Bush
Others present: Mike Tracy, liaison Town of Newcomb; Mike Moses, Code Enforcement Officer; Jennifer Fifield, clerk

The meeting was called to order at 7:00PM, with a quorum present.

Chairman Lilly requested that a paragraph be rewritten as follows to clarify the Tahawus Club subdivision:

“After much discussion on the cluster development and various options, three main options were identified: 1. The Tahawus Club can come forward with a cluster development proposal, 2. The Planning Board could proposed a cluster plan for Tahawus Club and designate where they think the buildings should be located, and 3. a dialogue could be initiated with the APA to see if they would be open to approving a substandard lot given ZBA approval. That approval would state that there are a certain number of remaining building lots that will be available, as stated in the APA permit. These lots would not exceed density limitations on the parcel, but would have flexibility with lot size.”

Wes Miga made a motion to approve the July 9, 2009 minutes as amended, seconded by Joanne Bush. All in favor, carried.

CEO Report:

Bateson-Tahawus Club:

CEO Moses had received a preliminary proposed subdivision, the final plat will be at the September meeting.

Jen Fifield stated that Mike Hill had spoken with Brian Grisi at the APA and they will not approve a substandard lot, but will look at a cluster development.

Chairman Lilly acknowledged receipt of the proposal, and wondered if it would be approved by the APA.

CEO Moses stated Bill Bateson has spoken at length with his attorney, Mike Hill, and Brian Grisi so all should be able to proceed as planned.

Wes Miga questioned whether or not the Tahawus Club is aware and agrees with everything that is happening. He believes that Bill Bateson has spoken with the Club and has their approval, but asked if the Planning Board should have documentation that the Tahawus Club is in agreement with the subdivision.

Chairman Lilly asked that Mr. Bateson be contacted and request official documentation from the Tahawus Club stating that they agree with the proposed subdivision.

A letter will be sent asking for the above mentioned documentation.

Stubing:

CEO Moses stated nothing official has been received, he is still working with the APA. There is a new criteria, and new property lines within 200' of wetlands will have to get APA approval.

Sewage Treatment Plant improvements:

The Town is purchasing property from Alex Helms to make the necessary modifications to the sewage plant facilities. The property needs to be subdivided for the purchase to go through, there are no documented wetlands, so it should go through the APA.

Chairman Lilly stated he is in support of the actions of the Town to increase the size of the property around the treatment plant in order to obtain the \$1.6 million grant needed to assist with the necessary updates.

Mike Tracy asked if the Planning Board could grant their approval of the project/subdivision at this meeting to aid in the APA approval should they decide to throw a curveball.

Rose Bush made a motion stating the project was discussed as a board and in concurrence agree to the concept of a subdivision to facilitate expansion of the sewage treatment plant. Wes Miga seconded the motion and it was unanimously approved.

ESF:

ESF would install a larger solar panel and another box on the Goodnow Mt. tower in order to have high speed internet on campus. The project has already been approved they are just adding another box.

Chairman Lilly stated he saw no adverse impact on the Goodnow Tower which is already in place.

Other:

Comprehensive Plan

Chairman Lilly stated the Steering Committee will be meeting a week from tonight to narrow down goals and objectives needed to start the plan.

Joanne Bush asked about the possibility of including public internet service at the Golf Course. The Internet Café in Long Lake offers it for \$12 for 15 minutes.

Rose Bush made a motion to adjourn at 8:40 p.m., Chairman Lilly declared the meeting adjourned.

Respectfully submitted,

Jennifer Fifield, clerk