

Germantown Planning Board
Minutes
September 29,2022

This meeting was conducted at the Town Hall with the following members in attendance: Chairman Tim Otty, Chris Brown, George Sharpe and Lauren Williams. Members Kerrie Abela and Garrett Montgomery attended via Zoom audio/video conferencing: member Kerrie Abela appeared later in person.

Meeting was opened at 7:00pm.

Pledge of Allegiance.

Minutes of August 25, 2022, were reviewed and with a motion from Lauren, seconded by Chris, with all in favor and none opposed were approved with the following amendments:

- Page 1 # 5 – change the to they
- Page 2 # 3 – change applicant to applicants, and remove Lent
- Page 2 second to last paragraph change are to were, add preliminary before maps and are to were reviewed

Public Hearing:

In the application of Zhang & Xue for a Subdivision of their property at 88 South Road, Germantown, Rosaura Andujar-McNeil returned as their representative before the board. Public Hearing was opened, on a motion by George, seconded by Lauren, with all in favor and none opposed.

The following comments were received:

Rosaura Andujar-McNeil- explained to the board that requested amendments were submitted to the board which included a cover letter dated September 16, 2022, project background, project update which addressed the proper site address now shown as 88 South Road; Modification of the proposed subdivision plan to depict a minimum lot width of 200 feet as to avoid need for variance referral; Modification of the proposed subdivision plan to present updated ownership information and the initiating of communication with Mr. Charles Lent and Mrs. Karen Lent to address site and general construction concerns, and also that she submitted to the board supporting documentation that included: 2021 and 2022 tax assessment rolls, deed for SBL 180.-1-55.121, updated subdivision application which included updated site address, updated sketch plan with updated address and ownership information and modifications to the proposed subdivision line, owner consent form, updated SEAF form part 1 with updated

site address, AG data form and map with updated site address, updated Wetland Delineation Map with updated site address and Utility and Access Easements

Mr. Myles Wyntraub – stated he is a neighbor of the property and was not present at the initial meeting of this application, but had concerns with the following: ongoing construction, drilling and movement of rock, hours of operation of machinery and visited the building department to discuss with Building Inspector Mullins. In addition, he asked to view the maps of the subdivision, stated concern for building on second lot regarding the wetlands and was present at this meeting to inform himself on proceedings.

Chairman Otty stated for the record that the 2011 Zoning and Subdivision Law does not require the Planning Board to notify properties for matters before them, it is required for Zoning.

Chairman Otty checked the Zoom waiting at 7:19pm, 7:21pm and 7:22 pm and no comments were received.

On a motion by Lauren, seconded by Chris, with all in favor and none opposed the Public Hearing was closed.

The board continued their review, it was stated that utilities should be underground and that a review of the driveway maintenance agreement, verification that the property parcels are now recorded correctly, and no other legal issue would impede this process be reviewed by the Town Attorney and an escrow be established with \$500.00.

New Business:

Laura Sink appeared before the board for a Site Plan review for her campground Gatherwild located on her property at 331 Roundtop Road, Germantown.

The board reviewed the resolution approving the Use Variance by the ZBA, noted documentation received via email and hard copy and stated that a feasibility study is available for review in the building department. Chairman Otty stated that the board has in depth research to conduct for this application, regarding licenses and permits needed and discussed the business operation, requirements needed to comply with general laws and campground operation, workers compensation, unemployment, and disability coverages, and if the operation would require county bed tax and/or sales tax. It is determined that the board may need expert advice and Chairman Otty will consult Town Attorney, an escrow may be established. The applicant stated that any member who would like to visit the property is invited.

On a motion by Lauren, seconded by Chris, with all in favor and none opposed the application was declared complete. Public Hearing is set for the October meeting on a motion by Kerrie, seconded by Lauren, with all in favor and none opposed.

There was no Old or Other business discussed, and on a motion by George, seconded by Kerrie, with all in favor and none opposed, the meeting was closed at 9:05pm.

Jami L. DelPozzo- Planning and Zoning Secretary