

Germantown Planning Board  
Minutes  
January 25, 2024

The meeting was held at the Town Hall with the following members in attendance: Chairman Garrett Montgomery, Jennifer Crawford, Benjamin Davidson and Lauren Williams. Member Kerrie Abela attended via zoom.

The meeting was opened at 7:07 pm.

Pledge of Allegiance

The minutes of December 7, 2023 were reviewed and amended and, on a motion made by Jennifer Crawford and seconded by Lauren Williams with all in favor and none opposed were accepted as amended.

**Public Hearing:**

**No Public Hearings**

**New Business:**

**Angus Mordant:** The Mordant application was presented on Mr. Mordant's behalf by Darren Davidowich of The Art of Building as per a letter of authorization which was submitted to the board. Mr. Davidowich described the current state of the property in question, 403 Northern Boulevard, which consists of one residence, one garage, and what the speaker described as "a ruin," a derelict barn which the applicant intends to demolish and replace. Applicant intends to construct a detached accessory structure, mimicking in aesthetic a farm complex of old. A new septic will need to be constructed, and applicant is currently working with the Department of Health to formulate an approved plan. The applicant intends to use the current house's water supply, so no new well is needed.

The applicant spoke at length about the intended design of the proposed building, making mention of a potential future inground swimming pool, to be addressed at the earliest one year from now. Applicant intends to return in the future for the pool.

Member Jen asked the candidate about possible limitations due to the property's being located in the scenic viewshed, but it was later discovered that the property is not, in fact, included in the viewshed. It was then clarified that even were it so located, the design would meet the strictures imposed by the viewshed. Jen also inquired as to why the Maximum Lot Coverage data on sheet SP1 was noted as "Not Applicable." Applicant said that they would return with an answer in the future. A discussion was had regarding the water drainage systems used on the property, and applicant said that they would have information on how electric was going to be brought onto site, i.e. above or underground, at a future meeting.

A motion was made by Jen to declare PB lead agency. This was seconded by Lauren and carried unanimously. It was determined to be a Type 2 Action. A motion was made by Jen to schedule a public hearing. This was seconded by Ben, and the motion was carried unanimously.

**Old Business:**

**No Old Business**

**Other Business:** Chairman Montgomery discussed the reappointment of member Kerrie Abela, but noted the changes in laws regarding in-person attendance of meetings by participants. The PB hopes to devise ways by which Kerrie may continue to serve on the board, given the need for her to be present at her place of business at the beginning of the PB's scheduled meetings.

On a motion by Jen, seconded by Lauren, with all in favor and none opposed the meeting was closed at 7:48pm.

Minutes prepared by member Benjamin Davidson in the absence of Secretary.