

GERMANTOWN PLANNING BOARD
MINUTES
JANUARY 22, 2026

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

The meeting was opened at 7:05pm.

Pledge of Allegiance

The draft minutes of December 4, 2025 were reviewed and on a motion by Lauren, seconded by Ben, with all in favor and none opposed were accepted with the following amendment:

- **Page 2 Old and Other Business:** added the board discussed past interpretations by the ZBA how they are filed and accessed

New Business:

Carol Lent appeared before the board as the applicant for William and Steven Ladd for a proposed Special Use Permit for a 1 Bedroom 1434sf Accessory Structure to be built near a proposed 1550sf residential home on 19.06 acres at 65 Best Lane.

The board proceeded to review all submitted documents and discussed the following:

- Letter of Denial
- Owner Consent
- Zoning District: Residential was changed to AR (Agriculture and Resource)
- Ag Data Statement
- Resource Mapper
- House/Site Plan: Living Room, Work Space, Artist Studio
- 1 Driveway
- 1 Septic
- 911 Address will be needed
- Main House and Accessory Structure constructed side by side, identical structures and more information will be obtained by applicant
- Board asked for Survey: applicant will submit
- Chairman will discuss with Code Enforcement officer: the determination of square footage as “work space – living space= exceeds 800sq feet”
- Proximity of neighbors to the well and septic

Motion is made by Ben to set up an Escrow Account in the amount of \$250.00 for any needed review by the Town Attorney, seconded by Lauren, with all in favor and none opposed. The applicant will submit house and accessory information after discussing with owner and survey.

Green Start Holding did not appear for the meeting but the board stated that they would like the applicant to submit a Site Plan that includes their proposed building plans.

Lasher Abode LLC/Cindy Chwe appeared via Zoom and Surveyor Wesley Chase appeared in person for the continued review of a proposed Subdivision of her property located at 243 Lasher Avenue.

Member Lauren stated she is recusing herself from the remainder of the review for personal reasons.

Wesley Chase submitted to the board a revised Plat and property easement agreement and the following was discussed:

- Updated Notes 1-7 as shown were read by Surveyor
- Ingress, Egress, Right-of-Way and Underground Utility Easement
- Conceptual driveway approvals with Highway
- Sight Distance
- Town Attorney to review map notes
- Update map date (completed at meeting January 22, 2026)

Motion is made by Jen, to re open the Public Hearing, seconded by Ben, with all in favor and none opposed.

No comments were received from the audience or zoom attendees and no written or emailed comments were received.

Motion is made by Kerrie to close the Public Hearing, seconded by Ben, with all in favor and none opposed.

The board proceeded to Parts 1,2 and 3 of the Short Environmental Assessment Form and undertook the required “hard look” at the project. The board amended parcel acreage on Part 1. On a motion by Kerrie, seconded by Ben, with all in favor and none opposed the board then made a “negative declaration” determining that it had not received evidence of a significant negative environmental impact. Motion was then made by Jen to approve a Subdivision with Conditions:

- Town Attorney review of submitted maps, easement and driveways
- Revise map date from December 4, 2025 to January 22, 2026

Seconded by Ben with a 1-Recused 4-Yes 0-No vote.

Santiago Suarez: an owner consent was received and Patty Hinkein appeared for the applicant for the continued review for a Proposed Special Use Permit to convert an existing Studio into an Accessory Apartment at 381 Northern Boulevard.

Chairman Montgomery stated to the board that the Interpretation of the ZBA resolved that the applicant does not require an Area Variance and the proposed project is subject to approval, conditions or requirements of all governing bodies and interested agencies including site plan/special use permit and no questions about height or setbacks can be asked during the continued review of the application.

The board continued their review and discussed the following:

- Shared well
- Septic is to be added to site plan

Motion was made by Lauren to appoint the Germantown Planning Board as Lead Agency, seconded by Ben, with all in favor and none opposed.

Motion was made by Jen to list the application as a Type II Action, seconded by Ben, with all in favor and none opposed.

Motion was made by Lauren to open the Public Hearing, seconded by Ben, with all in favor and none opposed.

No comments were received from the audience or zoom attendees and no written or emailed comments were received.

Motion was made by Kerrie to close the Public Hearing, seconded by Lauren, with all in favor and none opposed.

The board proceeded to Parts 1,2 and 3 of the Short Environmental Assessment Form and undertook the required “hard look” at the project. The board confirmed no active farms were listed on the Ag Data Statement and amended #10 from no to yes. On a motion by Kerrie, seconded by Lauren, with all in favor and none opposed the board then made a “negative declaration” determining that it had not received evidence of a significant negative environmental impact. Motion was then made by Chris, seconded by Jen, to approve a Permanent Special Use Permit: except where the permitted use is discontinued for any reason for a period of 2 years or more, with all in favor and none opposed.

Chairman Garrett Montgomery recused himself from the review of his application.

Garrett Montgomery returned before the board for the continued review of his application for a proposed Special Use Permit for an 800sf Accessory Dwelling unit independent of the primary residence at 156 Camp Creek Road.

Motion was made by Ben to appoint Chris as the acting Chairman, seconded by Jen, with all in favor and none opposed.

The board and applicant proceeded to discuss the following:

- Site Plan and Building Designs
- Utilities
- Septic: dwelling will have its own
- Height: 15 feet or less

Motion was made by Jen to open the Public Hearing, seconded by Ben, with all in favor and none opposed.

No comments were received from the audience or zoom attendees and no written or emailed comments were received.

Motion was made by Ben to close the Public Hearing, seconded by Lauren, with all in favor and none opposed.

The board proceeded to Parts 1,2 and 3 of the Short Environmental Assessment Form and undertook the required “hard look” at the project. On a motion by Kerrie, seconded by Ben, with all in favor and none opposed the board then made a “negative declaration” determining that it had not received evidence of a significant negative environmental impact. Motion was then made by Jen, seconded by Lauren, to approve a Permanent Special Use Permit: except where the permitted use is discontinued for any reason for a period of 2 years or more, with all in favor and none opposed.

Other and Old Business:

- Many Thanks and Farewells to member Chris Brown
- Green Start Holding application: contact Abe Feldmus for an updated site plan
- Resolution from the ZBA: Chairman will discuss with the Code Enforcement Officer and Town Attorney for clarity if the Interpretation was specific to the 3 applicants it stated in Resolution or “blanket” Interpretation
- New Year: Members are reminded about annual trainings

On a motion by Kerrie, seconded by Lauren, the meeting was closed at 8:55pm.

Jami L. DelPozzo
Planning and Zoning Secretary