

**TOWN OF MADISON PLANNING BOARD      August 9, 2016    6:30 PM**

**Regular Meeting**

**PRESENT: Roger Williams, Chairman, Douglas Waterman, Co-Chair, Mitch Hoffmeister, Cary Early, John Mancino, Bruce Tanner, Planning Board Members and Steve Johnson, Alternate. Wendy Bono, Planning Board Clerk.**

**GUESTS: 4**

**Co-Chairman Douglas Waterman opened the meeting at 6:32 PM.**

**Motion to approve Minutes from July 12<sup>th</sup> meeting made by John Mancino, 2<sup>nd</sup> by Bruce Tanner. All in favor, so moved. Motion to approve minutes from July 26<sup>th</sup> Public Hearing made by Cary Earley, 2<sup>nd</sup> by Bruce Tanner. All in favor, so moved.**

**Barry Virkler and Brian Chapin spoke to the Board regarding a sub-division of a 127 acre + or – lot. Tax map #139.-1-26.11. The sub-division will be 25.261 acres. A motion to approve the sub-division was made by Bruce Tanner, 2<sup>nd</sup> by Cary Earley. All in favor, so moved.**

**Tracy Lewis spoke to the Board requesting approval of a Special Use Permit for a property located at 4266 Lay Road in the Town of Madison. Tax map #102.-1-29. A mobile home used to be on the property but burned to the ground. Ms. Lewis is proposing to purchase another mobile home and place it on the property using the existing well and septic. The lot is already a non-conforming lot due to changes in our Land Use Regulations over the years. This means she will have to keep it as a non-conforming lot and work closely with the Codes Enforcement Officer regarding both the septic and the well. Motion was made to approve the Special Use Permit by Bruce Tanner, 2<sup>nd</sup> by John Mancino. All in favor, so moved.**

**Brian Chapin approached the Board on behalf of Larry and Heather Ficara. Ficara's live on Johnnycake Hill in the Town of Madison and would like to create a 25 acre piece of property to sell with a house and building. Mr. Chapin understands they will have to change the deed to include all boundaries. The Planning Board did agree that this really seems like a lot line adjustment being done but they would feel more comfortable to view another map. Mr. Chapin agreed to come to our September meeting with a new map to explain the proposal.**

**Motion to adjourn @ 7:03 PM was made by John Mancino, 2<sup>nd</sup> by Mitch Hoffmeister, all in favor so moved.**

**Submitted by  
Wendy Bono, Planning Board Clerk**