

TOWN OF MADISON PLANNING BOARD April 11, 2017 6:30PM

PRESENT: Roger Williams, Chairman, Douglas Waterman, Co-Chair, John Mancino, Cary Earley, Bruce Tanner, Steve Johnson, Planning Board members. Wendy Bono, Planning Board Clerk.

Guests: 5

Co-Chairman Douglas Waterman opened the meeting at 6:30 PM

Motion to approve minutes from February 2017 meeting made by John Mancino, 2nd by Bruce Tanner, all in favor, so moved.

OLD BUSINESS: None

NEW BUSINESS

Robert Seitz - was present owner of Madison Electric on Route 20 in the hamlet of Bouckville he came before the Board and inquired about putting a kitchen back in for the upstairs apartment so it could become living quarters again. After discussion with the Board it was decided that he was not doing anything commercial just residential. The Board approved his plan.

Douglas Hirsh – was present to represent James Newfrock. He explained and showed plans to the Board for a potential Residential Windmill to be constructed on the property. The turbines will be 48’ high and will have 5 blades that will measure just under 5’. Every section of each one is 10 kilowatts. The turbines run the best @ 5 mph.

After a lot of discussion with the Planning Board they gave Mr. Hirsh the following recommendations. The Planning Board wants him to come up with an official plan and Engineers report, He will need to look into setbacks as residential turbines need to abide by the local setbacks and they have to have a braking system. Mr. Hirsh is going to return for our May 9th meeting @ 6:30 pm.

Once the Planning Board looks at the engineered report of the project, Mr. Hirsh will be able to fill out a short environmental review and a GML 239 report can be sent to Madison County Planning Department for their approval.

Once this is sent in we can schedule a Public Hearing and take action on the project providing the approval is back from Madison County Planning Department.

Brian Chapin- was present to represent Herb and Sue Lagoy. The proposal was for a lot line adjustment in two different places on the property one is 2 add 18.736+ or- acres to a bigger parcel Tax map #397.00-1-1 which is already owned by George Keith. The other piece is 21.07+ or- acres which already border Mr. Keith. It was decided that both actions are a lot line adjustment and no further action is needed. Mr. Chapin will stop by with a mylar copy for Mr. Williams to sign the approval.

Greg McKinnon – presented a proposal to the Planning Board. He has a sixty acre parcel and wants to sub-divide 8 to 10 acres from it to sell. The Planning Board looked at his survey and it was decided that the sub-division will not be possible because each piece of property has to have a minimum road frontage of 100’ and he only has 60’. The Planning Board explained this to Mr. McKinnon and he was fine with it.

At 7:12 PM motion to adjourn made by John Mancino, 2nd by Cary Earley , all in favor, so moved.

Submitted by:

Wendy Bono, Planning Board Clerk