

**Town of Groveland
Planning Board**

Meeting – January 27, 2014

Present: Seth Burnette, Chairman, Roxanne Adamson, Mitje Raschi and Fred Ingalls.

Absent: Randy Clymo, Kathy Gurak and Dan Rossborough

Also present: CEO Ron Maxwell and Keith Kimble

Chairman called the meeting to order at 7:30 PM.

Review and approval of minutes:

Motion by Roxanne Adamson to approve the 10/28/13 Planning Board meeting minutes as submitted, seconded by Mitje Raschi. All in favor.

Motion by Roxanne Adamson to approve the 10/28/13 Joint meeting minutes as submitted, seconded by Mitje Raschi. All in favor.

Review of an application for a conditional use permit submitted by Craig Phelps and Keith Kimble: The application is install two 4 bedroom trailers on property located on Wilson Road. Trailers would be placed perpendicular to the road and meet front and side setback requirements. Existing water well would be used and a septic system would be installed. The property is in the Ag district.

Motion by Roxanne Adamson to recommend approval to the Zoning Board of Appeals for the conditional use permit to install two trailers on Wilson Road, seconded by Mitje Raschi. All in favor.

Preliminary Hearing of McCauley 3 lot minor subdivision:

Required survey maps have been provided. The 3 lots are listed as A-1, A-2 and A-3 on the map. McCauley plans to sell parcel A-2 (storage units) fronting on Dennison Road.

Motion by Roxanne Adamson for preliminary and conceptual approval of the proposed 3 lot subdivision fronting on Groveland Hill Road and Dennison Road, seconded by Mitje Raschi. All in favor. Seth Burnette abstained from voting due to a potential conflict of interest.

A public hearing will be held February 24, 2014 at 7:30 PM.

Discussion of Projection into yards: The description of projection into yards was changed by deleting the words “not more than 3 feet: from #1 of the description.

Discussion of multiple primary residences on single lot:

Ron will email the section of Geneseo’s law dealing with multiple primary residences on a single lot to the secretary to distribute to members.

CEO Report: Seargent’s received the certificate of occupancy for the property on Davis Road. Variance for setback and lot coverage on Woodworth lake property pending.

Motion by Fred Ingalls to adjourn the meeting at 8:40 PM, seconded by Mitje Raschi. All in favor.

Submitted by
Karol Thomas, Recording Secretary