

**Planning Board Meeting and Public Hearing
Saturday, September 27, 2008
Frye Island Community Center**

Present: Steve Kaplan, Bob Sutherland, Marge Hommel, Dave Treacy, Ed Johnson, Sam Donio

Absent: Ron Cedrone

Attendees: Bruce Nisula 16 (Golf Committee), Carl Hommel 68, Bobbi Aranyi 271, Mark Thomas 505 (Golf Committee) Kevin Kane 205/298, Catherine Kane 205/928

Chairman Steve Kaplan brought the meeting to order at 8:40 am.

Agenda

Proposed Non-Conforming Set-Backs Amendment

Bob Sutherland presented the proposed Non-Conforming Set Backs Amendment for the board to review.

Marge Hommel suggested that in Section 101-I-14 Board of Appeals, Section C-1,b-I Special Exceptions the words and non-conforming set backs should be added after the words **non-conforming uses**.

Dave Treacy suggested that in #5 of the Amendment the word **to** should be inserted after the word **granted**.

Sam Donio moved to accept the changes; seconded by Ed Johnson with unanimous approval. Bob to make the changes and submit the corrected version.

Steve closed the regular meeting and opened the Public Hearing.

Bobbi Aranyi 271 said she saw no mention of lot size. Bob stated that lot size was defined in 101-1-4 Section D, subpart 5 on page 36 of 138.

Kevin Kane 205 & 298 asked about corner lots. Marge stated that this is an addition to protect inland lots.

Bobbi Aranyi stated that there are several lots on the island that have had abutters granting less than the 15 feet. She wanted to know if these lots are grandfathered. Steve stated we are not saying these are grandfathered. It frequently comes out when mortgages are applied for and the banks deny financing because the set backs do not conform to the ordinance- then they have to go to the Board of Appeals to apply for a variance.

Steve asked if there were any more questions. No further comments were forth coming. Ed Johnson made a motion to accept the changes to the amended ordinance; seconded by Sam Donio with all in favor. Bob Sutherland to send to Wayne Fournier for inclusion in the Town Warrant.

Steve Kaplan, chairman closed the Public Hearing and reopened the regular meeting.

New Business

Review Application for Site Plan Review for an addition to the golf club lounge which will include Sue's Kitchen, a handicap bathroom, a handicap access ramp and a storage area.

Steve asked Bruce Nisula why they came to the Planning Board for the application and questioned if they already had a permit from the CEO. Bruce stated that the CEO said that they had to first come to the Planning Board.

Marge Hommel stated that the Planning Board had to be involved in the site plan review and read from Permitted Uses –Site Plan Review- Page 25 of 138, 101-I-3-A & R-4, first page of District Regulations.

Dave Treacy pointed out that the information was on Page 63 of 131 Section 101-5-15 A & B and that there are 10 questions that have to be filled out.

Marge Hommel asked Bruce if there were going to be any required changes regarding drainage or the septic system. Bob Sutherland pointed out that in the Application for Site Plan Review it stated that they had an engineering evaluation and it was determined that the existing leach field (sewage disposal system) will continue to meet the needs of the facility.

Steve instructed Brian Nisula and Mark Thomas to get a copy of the form either from the CEO or off the web, if available, and fill out the information required on the 10 questions. This needs to be presented with their application.

Ed Johnson made a motion to accept the Site Plan Review Application as presented subject to Brian Nisula and Mark Thomas , representatives of the Golf Club, providing the cover letter per standard procedure; seconded by Bob Sutherland with unanimous approval.

Minutes and Correspondence

The Board was asked to review the minutes of the 9/13/08 meeting. Marge Hommel suggested adding the words “and non-conforming set backs” to the Board of Appeals Special Exception and Dave Treacy suggested adding the word “to” after the word granted in #5 of the Amendment- See notes under Proposed Non-Conforming Set Backs Amendment.

Ed Johnson moved to accept the minutes with the corrections; seconded by Sam Donio with all in favor.

Comp Plan

Steve stated that Dave Bond will get together with Bruce Nisula for updated info on the transportation plan.

Other Business

There will be a brief work session October 11, 2008 at 8:00 am to prepare for the presentation of the Ordinances at the Town Meeting. Steve suggested that the people involved in writing the ordinances should be the ones to make the presentations. The following assignments were discussed:

Public Beach Ordinance- Sam Donio
Lot Clearing Ordinance- Dave Treacy
Insertion of Amendment- Non Conforming Set Backs- Bob Sutherland
UTV Ordinance- Steve Kaplan and Marge Hommel

Steve questioned how many copies would be needed to pass out to the Attendees. Marge suggested talking to Wayne as she believed Wayne will have the ordinances in the Warrant so everyone will have a copy.

Docks

Steve requested ED Johnson to maintain updates through the winter and until July 2009 for surrounding towns on the lake regarding changes in dock regulations. Steve asked Ed to make a presentation at the May '09 meeting.

The first meeting in the spring will be Saturday, May 23, 2009 at 8:30 am.

No other new business was offered. Dave Treacy made a motion to close the meeting: seconded by Sam Donio with all in favor. Meeting adjourned at 9:40 am.

Respectfully submitted,

Inez "Smitty" Kaplan, Recording Secretary