



## Office of the Planning Board

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## Town of Denning – Planning Board Meeting

August 11, 2011

Members of the Planning Board present were: Chairman Carl Landon, Mr. Greg Vurckio, Mr. Steve Bobik, Mr. Joseph Sibiga, Miss Melissa Pauls, and Mrs. Jennie Snyder, with one member absent, Mr. Paul Krickhahn.

Members of the public present were: Mr. Mike Dean, Mrs. Elaine Beck, Mr. James Jenner, Mrs. Brenda Lynn Bynum, Mr. Anthony Siciliano, Mr. Tom Matthews, Mrs. Jane Carminati, Ms. Catherine Parr, Mr. Arnie Wager and Mrs. Joy Ann Monforte.

Meeting called to order at 7:02 pm. by Chairman Landon. Mr. Landon introduced the new Planning Board member Miss Melissa Pauls, who will be replacing Mr. Billy Van Aken. Members of the Planning Board welcomed Melissa Pauls to the Planning Board.

Mr. Landon stated that since there were members of the audience who came with business for the Planning Board to address, the reading of last month's minutes would be read later that evening.

### **New/Old Business**

Mr. Matthews representing the Blue Hill Lodge presented the board with the modified site plan maps. Mr. Matthews stated the site plan modifications show the house will be located to the present location of the barn. So, the house can use the present septic system and well. He stated that they would like to turn the house 90 degrees, so the front porch will be facing the motel complex.

Mr. Landon presented the public with a copy of the site plan map. Discussion followed on modifications for the parking lot and parking spaces for the house residents. Mr. Steve Bobik stated that the zoning law requires 2 parking spaces per unit in a multifamily dwelling. It was decided and agreed upon to put up signs to designate parking spaces for the residents, and pull in parking for the complex.

There was further discussion on a grassy area to be used as parking for the barn, as well as for the motel. This would be making additional parking than what the original site plan showed.

Additional modifications include: additional parking for the store, a split rail fence on the property line, and changes to the lighting. Changes to the lighting will include 2 additional lampposts to the corners of the residential parking lot. Since the house has changed location from the original site plan, lighting will also change location to suit the house's needs.

The Planning Board signed and approved the modified site plan. Mr. Landon called for a resolution to accept the Blue Hill Lodge site plan with amendments.

Motion to accept by Mr. Steve Bobik seconded by Mr. Greg Vurckio.

Roll Call Vote:

Chairman Landon	AYE
Mr. Greg Vurckio	AYE
Mrs. Jennie Snyder	AYE
Mr. Joe Sibiga	AYE
Mr. Steve Bobik	AYE
Miss Melissa Pauls	AYE
Mr. Paul Krickhahn	ABSENT

Motion carried with a 6 to 0 vote.

### **New/Old Business**

The amended subdivision of Mrs. Brenda Lynn Bynum and Mr. James Jenner's property. Their surveyor, Mr. Anthony Siciliano, presented the board with the amended site plan maps. Purposed changes are: different lot configurations, location of driveway for lot number 2, and notation on the site plan map for the well on lot number 1, since it will be located on lot number 2. The notation concerns the use and maintenance of the well.

Mr. Landon addresses that any future development of the land in the back portion of their larger parcel would have to be accessed by way of Denning Road; since it has a potential of becoming 6 lots. Mrs. Bynum inquired if they could use the same addresses as they had originally, the large house being 16 Wildcat Road, and the smaller lot being divided being 20 Wildcat Road. Mr. Landon stated that it would be alright.

Motion to accept the amended subdivision site plan by Mr. Greg Vurckio seconded by Mr. Joe Sibiga. All in favor.

Roll Call Vote:

Chairman Landon	AYE
Mr. Greg Vurckio	AYE
Mrs. Jennie Snyder	AYE
Mr. Joe Sibiga	AYE
Mr. Steve Bobik	AYE
Miss Melissa Pauls	AYE
Mr. Paul Krickhahn	ABSENT

Motion carried with a 6 to 0 vote.

The Planning Board signed the amended site plan maps.  
Discussion followed.

## **Regular Business**

July's minutes were read by the computer. Motion to accept the minutes as read, by Mrs. Jennie Snyder seconded by Mr. Joe Sibiga. All in favor. The Planning Board thanked the secretary for her minutes.

Mr. Landon read the letter that he wrote and sent to Mr. Billy Van Aken. The Planning Board discussed and agreed that the letter was very cordial.

Mr. Landon informs the board of the upcoming training course that they will be required to take and will be tested on. The answers to the test will be reviewed in November. Mr. Landon will sign off on the boards participation at that time. Miss Pauls will Skype the meeting from Thailand in November. Discussion followed.

The Planning Board discussed upcoming Planning Board and zoning meetings. Mr. Landon informs the board that there will be a few changes to the zoning before the final draft and public hearing. The new zoning law will be posted on the Town web site, and Mr. Landon will make sure that the board members have copies of it.

The Planning Board discussed and agreed, that in the event that Mr. Landon was absent from a meeting Mr. Joe Sibiga would be the acting chairman. Mrs. Jennie Snyder would be the acting chairwoman in the absence of both Mr. Landon and Mr. Sibiga.

Mr. Landon thanked the board members for coming to tonight's meeting.

Motion to adjourn at 8:50 pm. by Miss Melissa Pauls seconded by Mr. Greg Vurckio. All in favor.

Next meeting is scheduled for September 8, 2011 at 7:00 pm.

Respectfully submitted by,

Tammy Beck  
Planning Board Secretary