



## Office of the Planning Board

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## Town of Denning – Planning Board Meeting

April 12, 2012

Members of the Planning Board present were: Chairman Carl Landon, Mr. Joseph Sibiga, Mr. Greg Vurckio, Mrs. Jennie Snyder, Mr. Steve Bobik, and Mr. Dennis Deyo.

Members of the public present were: Master Lincoln Snyder, Mr. David Brooks, Mrs. Elaine Beck, Mr. Tom Matthews, Mr. John McCloud, and Mrs. Colette Bisso.

Meeting called to order at 7:05 pm. by Chairman Landon.

### **Continued Business:**

The Chairman stated that since Mr. Matthews was in the audience tonight with a revised site plan review, that the Board would begin the meeting with the continued business of the Blue Hill Lodge. Mr. Matthews representing the Blue Hill Lodge presented the Board with the modified site plan maps. Mr. Landon stated that the last modification that the Planning Board approved was on December 8, 2011. He stated that the modifications to the site plan will be: the position of the parking for a 7 space gain to the new parking area of 55x20 ft. and will be located in the previous location of the existing house, 2 new lampposts will be added to light up the parking area, the new driveway to the parking area will only be one way, and a fence will be added along the boarder on the east side of the property. The Chairman asked for the Board's input. The Board members stated that it looked alright. Discussion followed on updates to new sign, parking lot surfacing, and parking lines. Mr. Matthews stated that they plan to put 2 motel units with a storage area in the undeveloped portion of the property at a later date. He also stated that he has already approved it with the Building Inspector pending his plans and the Planning Board's approval. Mr. Vurckio inquired as to increased parking for the motel units. Mr. Matthews replied that there would be 2 new parking spaces for the motel units. Mr. Landon signed site plan maps. The Chairman asked for a roll call vote to approve the revised site plan.

### Roll Call Vote:

Chairman Landon AYE  
Mr. Greg Vurckio AYE  
Mrs. Jennie Snyder AYE  
Mr. Joe Sibiga AYE  
Mr. Steve Bobik AYE  
Mr. Dennis Deyo AYE

Vote carried with a 6 to 0 vote. Mr. Matthews thanked the Board for their time and the

Chairman thanked him for coming.

The Chairman stated that since Ms. Carol Ramsay didn't appear to tonight's meeting that the Board would proceed with Mrs. Colette Bisso's subdivision.

Mrs. Colette Bisso presented the Board with maps of the property. Mrs. Bisso stated that she had discussed the subdivision with Mr. Deyo and they would like to make lots 1 and 2 seven acres each. Mr. Landon stated that the Board had approved a tentative lot line adjustment and sketch plan for subdivision at the last meeting. Mrs. Bisso decided that she would rather go through a subdivision than a lot line adjustment. Mrs. Bisso inquired if she would have to subdivide the entire property if she subdivides. Mr. Landon responded no, that there are other options that he has been exploring including, going before the Zoning Board of Appeals for a waiver. The Planning Board discussed at length State and local laws involving subdivision waivers and hardship clause; as well as the Planning Board's authority to waive the allowed time period for subdivision. It was decided to table their decision for a waiver until next month's scheduled meeting to allow the Board sufficient time to investigate the laws and make a decision. The Board decided that they had enough information to schedule the Public Hearing for Mrs. Bisso's subdivision on April 28, 2012. The Secretary made a copy of the map for the Board. Mrs. Bisso thanked the Board for their time and the Chairman thanked her for coming. Discussion followed on subdivision and taxes.

### **New Business**

The Board discussed the upcoming Public Hearing for 3 subdivisions and 1 DEP land use acquisition. Mrs. Beck expressed her concerns regarding DEP land usage adjacent to her property.

Mr. Landon shared with the Board the letter that was sent to the DEP.

The Chairman decided that the Board members should sign-off on the official filed minutes since there are some changes from the Secretary's original minutes and those that were posted on the internet.

March's minutes were read by the computer. Motion to accept January's minutes by Mr. Joe Sibiga seconded by Mrs. Jennie Snyder. All in favor.

Chairman asked if one of the Board members would volunteer to write a thank you letter to Mr. Paul Krickhahn and Miss Melissa Pauls for their service on the Planning Board. Mr. Joe Sibiga volunteered to write the letters. Discussion followed on the covered bridge, and right of way on Mr. Parker's property.

Mr. Landon thanked the board members for coming to tonight's meeting. Motion to adjourn at 9:45 pm. by Mr. Joseph Sibiga seconded Mr. Greg Vurckio. All in favor.

Next regular meeting is scheduled for May 10, 2012 at 7:00 pm. Public hearing is scheduled for April 28, 2012 at 10:00 am. Will be held at the Denning Town Hall.

Respectfully submitted by,  
Tammy Beck  
Planning Board Secretary