



## Town of Denning - Planning Board Meeting

October 11, 2012

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

Members of the public present, Councilman Mike Dean and Tommy Mathews representing the Blue Hill Lodge.

Meeting called to order at 7:00 pm by Chairman Landon. The Chairman stated that the Board would postpone the reading of the minutes and start the meeting with the business brought before the Board.

### **Internal Planning Board Business**

Read a letter from the Secretary Tammy Beck who resigned after the last meeting. We discussed writing a letter for Tammy thanking her for serving as secretary for over a year. We all signed the letter to Tammy and the Chairman will mail it this week.

### **New Business**

#### **Site Plan for the addition on the Barn "Event Center" at the Blue Hill Lodge (SBL# 50.1-1-44) Barn address is 1465 Denning Road.**

Tommy Mathews presented a drawing of an addition to the back of the Event Center which in the future they hope to install a micro-brewery. If not a micro-brewery then it would be an addition to the Art Studio.

The plan showed a 30x30 one and a half story addition connected with a causeway from the main building. Floor will be put in later when it is decided the purpose of the building. A brewery waste is 7 gallons per 1 gallon of brewed beer. It would be pumped out as required. The plan is to put the addition up starting in the spring.

Discussion followed on the purpose of the building and the effect of new zoning. Micro brewery should be addressed in the final copy. Tommy will post a request on the Town Forum and request land use specifically. We told him that micro brewery is by default not allowed in our current zoning or not yet listed in our new zoning. If they wanted to pursue the permit process he would first have to go to the Zoning Board of Appeals and get a variance then back to the planning board for site plan review.

Tommy said the Blue Hill Lodge would post something on the forum being an extension of the public hearing and request it be put in zoning. For now he is here to have the addition to the Event Center approved for auxiliary uses on the Event Center. They will address the micro brewery issue in the future.

We continued the site plan review for the addition. 900 Sq feet, with a walkway around adding one third more sq, feet of space. There is also an open pavilion (74x40 foot) being built behind the Barn with an unpaved parking lot. The pavilion address will be 1467 Denning Road. We discussed the existing parking area (30 spaces) in the back lot of the Blue Hill Lodge where the pavilion is being built. We insisted that there be no obstruction to the access to the back lot. The right of way will go along the side of the parking lot and nothing will block access. Even though it is one contiguous property now this is a condition of site plan approval for the future in case a new lot is created.

We discussed the home occupation type II is allowed, why can't this be used as a micro brewery. This needs to be explored in the new zoning and some clarity to Home Occupation Type II, what is allowed etc... currently there is no statement as to what uses are allowed.

The addition to the Event Center can't be seen from the road and it is accessed from the back. We continued to discuss the parking, lighting conformity to the existing building and noise. The Pavilion is an extension of the Event Center and is to be used as a covered area in lieu of a temporary tent for out door activities. Lighting will be conforming to the existing lighting. Landscape screening will be completed in the Spring protecting the neighbors. They intend to put Pine trees and we suggested Spruce.

The plans (site plan) had been modified and they will present us with an updated completed copy. We signed the copy at hand after unanimous approval.



**September 12, 2012 minutes** were read by Jennie Snyder. Motion to accept September's minutes by Mr. Greg Vurckio seconded by Mr. Joseph Sibiga. All in favor. The Board signed September's minutes.

### **Old Business (review)**

We spoke about the approval of Michael Bull's property (combining two lots SBL# 43.3-2-19 and 43.3-2-20 in August 2012) at the end of Kawlija Road. An issue came up about a right-of-way between his lot and the neighbors. The neighbors concerns are that Michael Bull is encroaching on the 50 foot right-of-way and perhaps building without the appropriate setbacks as required by zoning.

Mr. Bull clearly stated at that time there were no right-of-ways to the back lots or other properties on his lots. In review, perhaps he is correct that his property is not in the right-of-way and we will request the finished survey to try to ascertain the correct wording on the deeds. In the mean time we instructed the contractor not to do any more work on that supposed right-of-way and clean up any debris mistakenly placed there. They agreed. Hopefully we will have a survey by our next meeting. The neighboring property will also send us a copy of his survey. There may be an issue for the Code Enforcement Officer to find out if he approved the setbacks.

## **New Business**

### **Logging Application (notification) on 93 Taylor Road. (SBL# 42.-2-3)**

We reviewed a logging application for White Tail Lodge 52 acres 57,800 board feet. Also, it is in 480A forest tax status and we found it to be notification only.

We suggested that they post signs on the road up and down to warn that logging trucks are hauling and using the road, as a precautionary measure. The road is narrow (not allowing vehicles to pass in opposite directions) and there is a definite blind turn. They do not intend to do this. When the Timber Harvest Law of 2004 was in effect we could insist. Now, hopefully the highway department will post something while the logging is in operation.

Logging should start this fall into winter this year.

Brief discussion on Planning Board training for this year.

The Chairman thanked the Board members for coming to tonight's meeting. Motion to adjourn at 8:50 pm. by Mr. Steve Bobik seconded by Mr. Greg Vurckio. All in favor.

Next meeting is scheduled for November 8, 2012 at 7:00 pm.

Respectfully submitted by,  
Carl Landon  
Planning Board Chairman

*In need of a secretary...*