

**TOWN OF MADISON PLANNING BOARD                      NOVEMBER 8, 2022,                      6:30PM**

**PRESENT:** Board Members, Cary Earley, John Mancino, Mark Lewis, Earl Coleman, Mitch Hoffmeister & Ken Hepburn

**GUESTS:** 8

John Mancino opened the meeting at 6:30 pm.

Motion to approve minutes from last month was made by Ken Hepburn and seconded by Earl Coleman.

**OLD BUSINESS:** The motion to approve signage for Tractor Supply Company that was voted on via email on October 11, 2022, was officially ratified.

**NEW BUSINESS:**

1. Gwenn and Evan Werner- brought in plans to build two new cabins on their property at Ashling Acres located at 2688 Johnny Cake Hill Road, tax map # 153.-2-46.12. They have a lodging business at the same property where they reside. The new buildings will have an engineered septic system, connecting the two structures. The Board asked the Werner's if they could table this issue until a special meeting was held to discuss the specifics of residential vs. commercial properties and have the town's attorney review the land use regulations to ensure compliance with the law. The Werner's agreed. Board member, John Mancino, said the special meeting could be held within a week's time and the Werner's would be notified via telephone what the next steps will be.

2. Jim Still- has already built a commercial garage on his property located at 3416 Frederick Road, tax map #126.-2-37. He built it as a hobby but is now looking to make it into a commercial business. He's requesting a letter from the town stating that he can have a commercial business at this property. The Board discussed that this letter must come from the Town Board, but this issue is an extension of the Werner's situation, and that the combination of residential/commercial properties would be discussed at the special meeting. Jim will also be notified via telephone of his next steps.

3. Keith Peavey- is proposing another building at his storage facility located at 6963 State Route 20, tax map # 114.-1-49.11, however, the setback on one side would only be 5' so the request was denied by the board. He will now have to apply for a variance before he can proceed any further.

4. A lengthy discussion was held after new business to discuss the ongoing issues of the Land Use Regulations that only seem to define certain terms, but do not explicitly identify how to apply these definitions to real-world situations. It was agreed that further talks would need to include Chairman, Doug Waterman, who was absent and potentially Bill Getman, the town's attorney.

At 7:19 pm a motion to adjourn was made by Cary Earley and seconded by John Mancino, all in favor so moved.

Submitted by Kyla Lawrence,  
Planning Board Clerk