

TOWN OF MADISON PLANNING BOARD MAY11, 2021 6:30 PM

PRESENT: Douglas Waterman, Chairman, Steve Johnson, Cary Earley, Earl Coleman, planning board members, Wendy Bono, Clerk.

GUESTS: 2

Chairman Douglas Waterman opened the meeting at 6:30PM

At 6:32 pm Public Hearing was opened concerning Bono Property. No one was present to speak either for or against the subdivision.

At 6:33 motion to close Public Hearing for Bono made by Steve Johnson, 2nd by Earl Coleman, all in favor so moved.

Motion to approve March 2021 minutes made by Earl Coleman, 2nd by Cary Earley, all in favor, so moved.

Brian Chapin representing Casamento subdivision 5387 Hill Road and Rockwell Road. Tax map #138.00-2-54.1 Motion to deny subdivision made by Cary Earley, 2nd by, Earl Coleman, all in favor so moved. Denial based on 2 different issues. 1 well was servicing both properties and the second being that there is only 23.8 feet on property boundary which needs to be 25'. This party will have to go before the Board of Appeals if they wish to pursue said subdivision.

Discussion about White Eagle/ Ed Carhart property located on Stat Route 12B, West side of the highway. Carhart wants to take 4 +/- acres off of 11 acres, making that a 7 acre lot and make a lot line adjustment to the other side and remove buildings . Need to make sure what name this is in. Is this White Eagle, Ed Carhart, or Barbland? Schedule Public Hearing for June 8, 2021.

John Geiser: Wants to make lot line adjustment on his properties. Only had Google Earth map and hand drawn plans at the meeting. Mr. Geiser stated that he owns #60 and #63 on the map and wants to make a lot line adjustment by taking .92 acres from #60 which would leave 1.04 acres and add that to #63 to build a new home and making that lot 2.15 acres. The Board advised Mr. Geiser that with the dimensions , setbacks, codes etc., he will be denied to do what he wants to do. The Board gave Mr. Geiser options. Either come to us with engineered plans for a foot print build which may be approved or come with another plan that will be denied and that would trigger an immediate referral to the Board of Appeals. The Board did not make any promises to Mr. Geiser nor did they imply that anything was certain. They did however give Mr. Geiser permission to do his lot line adjustment.

There was a motion made to approve the Bono subdivision with no conditions made by Cary Earley, 2nd. By Steve Johnson, all in favor so moved. Subdivision approved.

Jordan Ashcroft: Ashcroft Development is now ready to do 3 more subdivision on their properties on West Hill Road and Lake Moraine Road. They will be doing 3 more subdivisions of

said property. Jordan left with three subdivision applications and he was told to get the info to Clerk of Planning Board so we can possibly have a Public Hearing for the June Meeting.

At 7:11PM motion to adjourn made by Steve Johnson, 2nd by Cary Earley, all in favor, so moved.

Respectfully submitted,

Wendy Bono, Planning Board Clerk