

**Regular Meeting**

**PRESENT:** Co-Chairman, Douglas Waterman, Cary Early, Bruce Tanner, Planning Board Members and Earl Coleman, and Stephanie Clark, Alternates. Wendy Bono, Planning Board Clerk.

**GUESTS:** 2

**Co-Chairman Douglas Waterman opened the meeting at 6:31 PM.**

**Motion to approve Minutes from January 14, 2020 made by Bruce Tanner, 2<sup>nd</sup> by Cary Earley. All in favor, so moved.**

**Mr. Getman was present to explain to the Planning Board and Donald Schenk why Mr. Schenk needs to take his property adjustment to the Board of Appeals. It is in some of the verbiage in our Land Use Regulations that a non-conforming lot cannot be made more non-conforming. Mr. Waterman would like the language changed to be clearer. After a long discussion it was decided that Mr. Schenk would go before the Board of Appeals. Roger Williams, Planning Board Chair is going to write a letter to the Board of Appeals on behalf of Mr. Schenk in favor of the Board of Appeals approving his Variance. We will review the letter at our March 10, 2020 meeting.**

**Carl Gronlund from a C7 development with Jordan Ashcraft and Company. They have a piece of property that is 15.82 acres located at 2873 Lake Moraine Road in the Town of Madison. Tax map # 138.-1-12.1. They want to sub-divide the property into as many 1 acre lots as possible. Would like to have 4 separate parcels if the land lies properly for that to happen given the setbacks and road frontage. The Planning Board told him he could find what he needs to see on the Website and to be careful about having 100 ft. of road frontage, side setbacks, and at least 1 acre for each parcel. Mr. Gronlund will begin preparing and return to the Planning Board. Mr. Gronlund took the Clerk's phone number so he can contact her to be put on the agenda.**

**John Gaiser would like to be put on the agenda for next month.**

**Motion to adjourn @ 7:01 PM was made by Earl Coleman, 2<sup>nd</sup> by Cary Earley, all in favor so moved.**

**Respectfully Submitted by: Wendy Bono, Planning Board Clerk**