

**TOWN OF MADISON PLANNING BOARD FEBRUARY 9, 2021 6:30 PM**

PRESENT: Douglas Waterman, Chairman, Mitch Hoffmeister, Stephanie Clark, Steve Johnson, Cary Earley, John Mancino, planning board members, Wendy Bono, Clerk.

GUESTS: 1

Chairman Douglas Waterman opened the meeting at 6:30PM

Motion to approve November 2020 minutes made by John Mancino, 2<sup>nd</sup> by Steve Johnson, all in favor, so moved.

Brian Chapin:

Mr. Chapin was present to explain to the Board some Lot Line Adjustments between Andrew Migonis Tax Map #137.00-2-4 and Robert and Barbara Cook Tax Map #137.00-2-4. They would like to adjust their boundaries by combining 5.585 +-acres from Andrew Migonis (Cedar Crest Farm). Robert Cook Tax Map # 137.00-2-11 and 137.00-2-10 would then like to combine 3.763+-acres from Tax Map # 137.00-2-11 and 2.079+- acres from Tax Map # 137.00-2-10 making their original parcel Tax Map # 137.00-2-4.1 a total of 16.564 acres.

Cedar Crest Farm Tax Map # 137.00-2-4.111 would like to combine 6.006+- acres from Tax Map #137.00-2-11 and 3.236 +- acres from Tax Map #137.00-2-10 (Robert B. Cook) making the remaining portion of Cedar Crest Farm a total of 139.187+- acres.

Cedar Crest Farm would then subdivide the total 139.187+- acres into (2) parcels – (1) containing 67.035 +- acres and (1) containing 72.152+- acres.

The Planning Board gave approval for the Lot Line Adjustments of the properties. There will be a Public Hearing March 9, 2021 for approval of said subdivision. Motion to approve Lot Line Adjustment made by Mitch Hoffmeister, 2<sup>nd</sup> by John Mancino, all in favor, so moved.

Fran Vanslyke was present and explained to the Planning Board that he plans on getting into selling 2 story storage sheds that would be at least 16' wide by 28' deep but they could be any size a customer pleases. He stated to the Board that he would not be building the shed on site but rather someone else would build them and he would be administrating the sales of them. He did tell the Board that he plans on having one on display on his property. The Board explained to Mr. Vanslyke that what he is doing is fine but before he puts any display on his property he has to check all setbacks to make sure he meets them and go to our Codes Officer first because this size building is going to require a permit.

Christopher Post was present and explained to the Board that he subdivided a 2.201 +- acres from a 29 +- acre lot for the purpose of building a new home. The property is Tax Map #1550-

2-14 and is located on Quarterline Road. The Board explained to Mr. Post that he is not the sole owner of the property therefore, the other 2 owners will have to approve of the subdivision as well before we can approve it. Mr. Post stated that he will come by the Town Office with his brother to get his signature notarized but he will have to have the other brother notarized and mail in. If everything is in order we will advertise for ma Public Hearing on March 9, 2021.

Andrew and Sue Dugan were present and explained to the Board that they will be making some Lot Line Adjustments on their properties. Their plan is to possibly sell some parcels to neighbors. The Board strongly cautioned them to be very careful to do not land lock anything in the process.

Daniel Watkins was present and explained to the Board that he has an online auto parts sales business at his home and it is growing. He would like to have a sign and have more parts on hand to sell. He has a 30x60 building that already exists that he would like to utilize for the Business. The Board told him that would put that property into commercial so they advised if he wants to do that he needs to show them a Site Plan Review and once that is approved he will have to work with the Codes Officer for inspections etc. He received the paperwork from us and will return in March.

At 7:30PM motion to adjourn made by John Mancino, 2<sup>nd</sup> by Steve Johnson, all in favor, so moved.

Respectfully submitted,

Wendy Bono, Planning Board Clerk