

Present at Meeting: Chairperson William McGhie
William Siegle
Joe Turcotte
Georgia McMeekin, Alternate

Also Present: Bob Olson, Jim Steen, Zoning Administrator, Rob Simon

AGENDA ITEMS: File 2018-02 Subdivision Tax Map # 54.3-1-2 and Tax Map # 54.-1-58

Pledge

Chairperson Bill McGhie could not stay at the meeting and he appointed Joe Turcotte as Chairperson for this meeting and appointed alternate Georgia McMeekin in the absence of Mike Raymond to sit on the board tonight.

Review of Minutes: Joe Turcotte stated that they would review the minutes of the July 18, 2018 meeting and the August 15, 2018 minutes. Bill Siegle made a motion to accept the July 18, 2018 minutes as written. Second by Georgia McMeekin. **ALL AYES.** Bill Siegle made a motion to accept the August 15, 2018 minutes as written. Second by Joe Turcotte. **ALL AYES.**

NEW BUSINESS: File 2018-02 SD
Tax Map # 54.3-1-2 and Tax Map 54.-1-58
Walter John McCullough Family Trust and Karen Sue McCullough Trust
Valentine Pond Road

Requesting a 2 lot Subdivision to combine and reconfigure two lots creating two lots side by side.

Rob Simon who represents the McCullough family stated they own two adjoining lots on Valentine Pond and want to divide the property down the middle for their two children. They received ZBA approval for variances for road frontage for both lots. These lots are about a total of 28 acres. They are located in 3 zones, R1A 3.2 acre, R2 residential-3.2 acre and LC 10 acre zone with more than enough shoreline and density. They have engineered plans for a house, well and septic.

Georgia McMeekin asked Zoning Administrator Jim Steen what road variances were granted by the ZBA.

Zoning Administrator Jim Steen responded a 34' variance for road frontage of 216' where 250' is required and 18.5' variance for road frontage of 231.5' where 250' is required.

Georgia McMeekin asked what will be the size of the lots after the proposed Subdivision.

Rob Simon responded after the Subdivision one lot will be 13.97 acres and the other lot will be 14.09 acres. The smaller lot is currently 1 acre and the proposed future use is for 2 residential homes after the Subdivision.

Joe Turcotte asked if there are any residences on these lots now.

Rob Simon stated no they are both currently vacant.

Georgia McMeekin asked where on Valentine Pond Road are located.

Joe Turcotte read the application and stated the location is ½ mile south of Valentine Pond Road and Shaw Hill Road.

Georgia McMeekin asked if the houses will go where they are currently located on the engineered plans.

Rob Simon stated yes and they are on the lakeside of Valentine Pond Road. He believes that is where the houses will go but his obligation is to show where they are located on the engineered plans.

Georgia McMeekin asked if you can do a Boundary Line Adjustment and a Subdivision in one application.

Zoning Administrator Jim Steen stated yes they are taking two parcels and making it into one and then subdividing that parcel along with the other parcel.

Joe Turcotte asked if there is any other documentation the Board members would like to see.

There was no response.

Georgia McMeekin asked Zoning Administrator Jim Steen if this is considered a minor Subdivision.

Zoning Administrator responded yes that is correct.

Georgia McMeekin wanted to know if we need another application for a Boundary Line Adjustment because according to the Subdivision regulations a Boundary Line Adjustment is to transfer property that is less acreage.

Zoning Administrator read from the Subdivision Resolution No. 34 of 1994 # 4: "A boundary line adjustment is the transfer of real property consisting of less than the minimum lot size for the zoning district wherein the parcel is situated between adjacent property owners as defined herein. Whenever the Planning Board shall determine that a boundary line adjustment exists, *it shall be within the sole discretion of the Town Planning Board to determine whether an application constitutes a boundary line adjustment.* A boundary line Adjustment may not include the transfer of real property which, by itself, would satisfy the minimum lot requirements in the zoned district where the property is situated."

A lengthy discussion ensued regarding Boundary Line Adjustments and Subdivisions.

Being no further questions, comments or discussion Georgia McMeekin made a motion to deem the application complete and schedule a Public Hearing for October 17, 2018, pending advisement from Town Counsel if this application will have to include a Boundary Line Adjustment application as well.

_REMINDER: None

CORRESPONDENCE: Mike Raymond's email regarding clarification of the Travel Trailer situation on various properties around the lake in the Town of Horicon.

PUBLIC COMMENTS:

BOARD MEMBER COMMENTS: The Board members, Zoning Administrator and Bob Olson had a lengthy discussion regarding the status of the Travel Trailer regulations in the Town of Horicon Zoning Law addressing Mike Raymond's request. The Travel Trailer issue will be taken up at the Town Board meeting on September 20, 2018.

Being no further correspondence or comments Georgia McMeekin made a motion to adjourn the meeting. Second by Bill Siegle. **ALL AYES.**

Meeting adjourned: 7:50 pm

Next Meeting: October 17, 2018

Respectfully Submitted,
Terri Katsch, Secretary