

**TOWN OF BARRE
PLANNING BOARD
APRIL 17, 2017**

CALL TO ORDER: 6:30 PM

BOARD MEMBERS PRESENT

Tom Keeler	Wes Miller
Jean Depatie	Kurt Dudley
Paul Gillette	Jean Peglow
Wiliford Wraight	Kirk Mathes

BOARD MEMBERS EXCUSED

Darryl Sanford

Others Present: Mark Swanson, Shellye Dale-Hall

I. APPROVAL OF MEETING MINUTES

Mr. Dudley made a motion to approve the meeting minutes of the March 13th with no corrections; seconded by Mr. Wraight and carried (7-0).

II. OLD BUSINESS

The windmill presentation at BAC information was tabled at this time.

The Comprehensive Plan review was tabled at this time.

III. NEW BUSINESS

Mr. Swanson is representing the Legion of Christ and brought before the board an application for a site plan review and modification of their Special Use Permit.

- There are a total of 401 acres and 7 parcels that is assessed at 1.2 million.
- Legion of Christ has been in the process of trying to sell the property. However there has been no interest other than the land.
- Would like to reduce the Special Use Permit from the 208 acres to 60 acres which would include the buildings, septic tank and part of the leach field.
- The assessor has the 208 acres taxed (two tax lot numbers) except for 10 acres around the buildings which are not taxed.
- The new boundary would include a majority of the leach field.

- J & M Leasing in Buffalo is interested in purchasing the remaining acres exclusively for hunting.

There was a great deal of discussion:

- How would the 208 acres be taxed? This would be an assessor question.
- How would the leach field in the other parcel be accessed if needed?
- Should make it a viable lot by an easement, flag lot, or right of way. There would still be two tax lot numbers.
- Merge it so there is road frontage on Gillette?
- Any action should make it more compliant than less compliant.
- Mrs. Dale-Hall had brought this up at the Town Board meeting and Mr. Mark the town attorney stated that the Planning Board should approve all subdivisions of properties.
- The archway was extensively discussed. The Legion of Christ is in violation now because of arch being in right of way. Mr. Swanson, Mr. Mathes and Mr. Depatie left the meeting to look at the arch and take measurements. Mr. Depatie did not return to the meeting. The arch is 14 feet wide (side to side), the stone section is 12 feet high and the middle of the arch is another 2.5 feet to the top. The south side of the arch is wide open and a stone path (30 foot) could be installed allowing snow plows and fire equipment access.
- Suggested changes to the application were
 - Redraw the property lines to include the septic system including leach field showing dimensions and distances.
 - There should be 15 foot area around any structure including the septic and leach field.
 - Establish a right of way for the east property from the end of the road to the lot line.
- The application needs to be sent to the County Planning Board. The deadline for submitting applications is Thursday, April 20th. Mr. Swanson stated that he will have the changes made and given to Mrs. Preston so that it can be submitted for this month.
- A public hearing will be held next month, May 8th.

Mr. Keeler brought up a concern regarding a property with a barn that is not worth fixing up. There would be a hauling charge along with a deposal fee and they are costly. Currently town residents cannot burn any structure or bury demolition debris. Mr. Keeler contacted the DEC regarding this and they say they could be buried but local law supersedes the DEC.

- Any training that Mrs. Dale-Hall has had said debris cannot be burned or buried so she has not allowed it.
- Town has a multitude of barns beyond repair as well as home.
- Asbestos would be a huge problem. Buildings would need to be tested before moving forward.
- House demo is different than barns.
- Fire department does not due controlled burns anymore, partly because of shingles.
- Mr. Mathes will approach the Town Board along with the Fire Chief.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

Updates from the County Planning Board were tabled at this time.

V. ADJORNMENT

Mrs. Peglow made a motion to adjourn the meeting at 9:18 pm, seconded by Mr. Gillette and carried (7-0).

Lee A. Preston, Clerk