



## Town of Denning – Planning Board Meeting June 14th, 2018

**Members Present:** Katherine Parr, Travis Coddington, Tony Carminati, Chris McInerney, Jim Leverich and Joseph Sibiga

**Members Absent:** Steven Bobik

**Public Present:** Councilman Mike Dean and Pauline Leverich

-Chairman Sibiga has called the meeting to order at 7:02 PM

### Old Business-

-The ZBA has forwarded the Planning Board a list of recommended restrictions that were discussed on their May meeting, regarding the Peter Leyh/ Martin Spottl proposed subdivision. Chairman Boncek asked our board to review and discuss the restrictions they have prepared:

- ▲ Each lot would have a separate driveway, well, electric service and septic system
- ▲ Each lot would be limited to a single family structure
- ▲ There would be a 10 year moratorium where transfer of the lot could only be gifted to a direct family member
- ▲ Upon approval, the owner will have to provide a fully detailed survey map
- ▲ The Code Enforcement Officer will have final say if lot is realistically dividable
- ▲ A one-year limit on the execution of this variance
- ▲ Both owners must agree to all said terms

-The Planning Board has reviewed, and would like to suggest the following:

- ▲ Change the 10 year transfer moratorium to 15 years
- ▲ The homeowner cannot rent the property for financial gain
- ▲ The land has a percolation test completed
- ▲ The new structure be placed on as gentle a slope as possible
- ▲ The neighboring parcel located below the home site remain unaffected by any new systems associated with a new dwelling

Chairman Sibiga will notify ZBA Chairman Boncek with our suggestions within a couple of days. The Board will take a field trip to the property location immediately following the meeting for a visual assessment.

-Councilman Dean thanked the Board for their efforts with volunteering for our town.

-Chairman Sibiga read the April 12th, 2018 minutes. Motion to approve the minutes with changes, was made by Tony Carminati, and seconded by Chris McInerney.

-Motion to close the meeting at 7:51 was made by Chris McInerney, and seconded by Tony Carminati.

-Next meeting is scheduled for July 12<sup>th</sup>, 2018 @ 7pm, Denning Town Hall.

Respectfully Submitted by,

Joseph Sibiga, Chairman