

**Town of Hamilton
Planning Board Meeting
July 29, 2013
7:00 pm
16 Broad Street**

Present: Mary Galvez, Chair, Darrell Griff, Elaine Hughes, Bettyann Miller, Bill Nolan, Paul McGinnis, Carol Dewey

Guests: Brian Chapin (representative for Relyea subdivision), David Gleason, Ryan Riggall and Roland Schaver

Mary Galvez called the meeting to order at 7:30 p.m. A brief introduction of the Board members was made.

- 1. Relyea subdivision:** Brian Chapin, surveyor, was on hand to explain the subdivision of the Daniel Relyea property. It was explained that Relyea would like to sell the house area (1.1 acres) from the property at 7638 Chappel Road. The Relyea would like to keep the remaining acres. Ron Schaver questioned the purpose of the subdivision and Ryan Rigall was concerned about multiple housing being built. Bill Nolan explained that the lot could not be joined to others for numerous buildings. Each building lot requires a 150 foot road frontage for each unit. After discussion and satisfaction appeared acceptable, Bill Nolan made a motion to accept the subdivision. Bettyann Miller seconded it and the motion was carried. Mary Galvez then signed the mylar copy and 4 additional copies of the request.

- 2. David Gleeson – 8708 Brown Road**
Mr. Gleeson appeared before the Board for preliminary counsel. Mr. Gleeson's property at 8708 Brown Road (216-1-14) is a seasonal road. His current property has about 556 feet of road frontage with an existing camp on the location. He would like to subdivide about 1.5 acres off his original property at 8708 Brown Road with a road frontage of the required 150 feet. Mr. Gleeson then answered any questions the Board had. The Board being satisfied with his inquiry indicated that the first subdivision on property is free. Mr. Gleeson's only requirement was to bring a copy for Mary Galvez to sign.

- 3. Subdivision of the Excell/Carhart/ Brodel property**
Paul McGinnis presented the plan that is being considered. Apparently this property has already had one subdivision to Carhart and Brodel Energy. This was only the second subdivision since Carhart owned it. Carhart was looking for an easement for access through the property. Bill Nolan commented that this option was not a possibility. The Board felt there was access to reach a designated area. Being a second subdivision, this will require a variance. Paul had an application for a variance with him and he will make sure the Carhart's receive this. Being a variance request, this will need to be presented to the Zoning Board of Appeals for approval. Paul McGinnis will forward this to the Zoning Board of Appeals. Upon the Zoning Board's approval it will be returned to the Planning Board for consideration of subdivision.

Adjournment

A motion to adjourn the meeting was made by Bill Nolan and seconded by Elaine Hughes. The meeting was adjourned at 8:10 p.m. Next meeting will be August 12th.

Respectfully submitted,

Carol Dewey

