

**TOWN OF BARRE
PLANNING BOARD
MARCH 11, 2024**

CALL TO ORDER: The board met at the Town Hall and the meeting was called to order at 6:35 pm by co-chair Mr. Keeler.

BOARD MEMBERS PRESENT

Tom Keeler Wes Miller
Jean Depatie Kurt Dudley
Stephen Harling Ben Mathes
Gary Palmer (Alt)

ABSENT BOARD MEMBERS

Jean Peglow

Others present: Kirk Mathes (who was in and out of the meeting due to other town business)

I. APPROVAL OF MEETING MINUTES

Mr. Harling made a motion to approve the February regular meeting minutes with a correction of the date of the meeting and Mr. Miller and Mr. Dudley to excused members. Motion was seconded by Mr. Depatie and carried (6-0).

II. OLD BUSINESS

Mr. Keeler reviewed the discussion regarding subdivision of land with continued discussion taking place:

- We currently do not have land/subdivision laws to prevent small land locked parcels etc. and it is better to be prepared than to be reactive
- Mrs. O’Toole stated to Mr. Keeler that we should seriously consider having one and emailed information to him which was forwarded to the members
- Mrs. Preston had investigated nearby towns and had forwarded the information to Mr. Keeler and Mr. Miller. She was asked to forward the information found to the members
- Mr. Keeler had one from the Town of Shelby that he had been reviewing which he had received from the County Planning Board. Mrs. Preston will contact them and forward that information to the members.
- Mr. Depatie talked with his neighbor who is in the business and said we will not have subdivision developments in the town with no sewer capabilities. A mound to great a septic system for a development would be too expensive.
- Subdivision is a generic word maybe it should be land separation
- Would prevent land locked parcels which would be a hardship for the town
- Would need to think about a septic system with setbacks and lot size.
- We do not want to see or have created unsellable lots in the future

- Will be a lot of work for the board in the future
- Gives the CEO the criteria/guidelines to either allow subdivision/land separations
- Shelby's has a minor (three to ten lots) and a major (10 or more lots) in their subdivision
- We need to be specific in our definitions
- We have not had anything in the past that the board is aware of, however, we should not wait to fix it
- If written correctly, the board should not see a land separation
- Shelby does have a waiver included for those with less than four separations
- What about the new comprehensive plan? Survey is just out and zoning should be in line with the comprehensive plan and compare it to be in line with the new comprehensive plan
- We should table part of it at least until the comprehensive plan is out
- Need to think about building lot setbacks and road frontage along with what we already have for setbacks and road frontage
- Need to keep the town from having useless lots
- If a minor action, it does not have to go to the County Planning Board
- Need to make sure lot remaining lot complies – road frontage, join with adjacent lot, flag lot may come in to play
- Should be clear on the definitions whether simple or as complex as the board wants
- There are lots of situations that we could get into
- Flag lot 30 feet width is not enough for today's farm equipment
- We do not want to restrict the farmers
- The most detrimental is road frontage and right of way
- We could do something general and address it later
- Need to do what keeps the town safe from useless/landlocked lots
- Right now, we do not have a say of what gets divided
- How would it be enforced?
- Who has the final say to stop a sale from happening?
- Mr. Keeler will check with Mr. Fabry and Mrs. O'Toole on the right of way access, road frontage for farmland, what do we need to be safe, who has the final say of a subdivision.
- There should be no gentleman's agreement but included with the deed
- Use land or property division and not subdivision

III. NEW BUSINESS

There is no new business at this time to come before the board.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

At the February meeting:

- Town of Ridgeway's request for a Special Use Permit and Site Plan Review for the storage of empty semi-trailers while not in use on Ridge Road. The owners do plan on neatening up the property a bit and adding fencing around. The application was approved
- Town of Shelby's request for parcel 91.-1-16 to be rezoned from Agricultural/Residential to General Business on Sander Road to run a small trucking operation. A question was raised about possibility of it being spot zoning. The property is next to General Business so it would not be spot zoning. The application was approved.
- Brian Napoli was appointed chairman and Dan Strong for vice-chairman
- Notice was given of the 8-year major review of the Orleans County Agricultural District
- Spring training topics were discussed

V. **ADJORNMENT**

Mr. Mathes made a motion to adjourn the meeting at 7:52 pm; seconded by Mr. Depatie and carried (6-0).

Lee A. Preston, Clerk