

**TOWN OF BARRE
PLANNING BOARD MEETING
September 8, 2008**

REGULAR MEETING

CALL TO ORDER: 7:00 P.M.

BOARD MEMBERS PRESENT

Tom Keeler
Kirk Mathes
Jean Depatie
Kurt Dudley
Paul Gillette (alt)
Wilford Wraight
Lisa Stewart

BOARD MEMBERS EXCUSED

Charlie Hartway

Also present: Shellye Dale Hall

I. APPROVAL OF MEETING MINUTES - 8-11-08

Kirk Mathes motioned to approve the minutes from the August meeting, seconded by Willie Wraight and carried.

II. NEW BUSINESS

1. A. Rowcliffe - Hemlock Ridge Road

Shellye requested the board's opinion regarding the above homeowner. He is building a barn to accommodate his truck used for a milking business, and the concern was if he needed to obtain a Special Use Permit. Members agreed to send a letter explaining he will need a SUP should he decide to rent space out to others, hires employees or other such use other than personal.

2. Leroy Hawkins - Root Road

Mr. Hawkins' property contains two single houses, one of which is rented out to tenant(s). Shellye came upon the tenant rebuilding a roof on an enclosed porch that had fallen - without a building permit. She asked him to come get one from her; however, he was not the property owner and could not obtain permit. Mr. Hawkins was contacted. Shellye was hesitant to issue the permit because of the structure being too close to the road (which would require a variance) and because of the zoning violations on the property - one of which being two single dwellings on one property.

Options for the property would be:

- split parcel for both houses, then apply for variance
- get use variance for proximity of house to road

- obtain Special Use Permit to allow church and two family dwellings on one property
- issue building permit regardless of problems

The Planning Board recommended having Mr. Hawkins split the parcel and apply for a variance. They agreed the SUP is not a good option since parcel is not in compliance. Members also agreed that matter is one for the Zoning Board of Appeals...issue will be put on their next meeting's agenda.

3. Pine Hill Road - towers (Keeler Construction) - Special Use Permit

Shellye received a concern from a resident regarding the radio tower owned by Keeler Construction on Pine Hill Road. Built in January 1967, there has never been a SUP issued. Mr. Keeler stated that there are only two users of tower - the company and one renter (Crown Castle). Tower is registered with FAA and in compliance of their regulations.

Mr. Depatie motioned that a Special Use Permit is not needed, unless the structure of the tower changes. Mr. Gillette seconded, and vote was carried, with Mr. Keeler abstaining.

4. Tractor trailers used for storage on properties

These trailers have been known to be used for storage on properties - as opposed to constructing a barn, garage or shed. The Town of Carlton forced a property owner to remove theirs that was rented from a business in Waterport. Since there are residents/farmers who use these, the concern was that perhaps a zoning law be drafted to help the Codes Enforcement Officer regulate their usage - number allowed; maintenance; wheels on/off; movable; etc.

Members discussed starting a committee to research what other municipalities are doing, and then recommend regulations to the Town Board. Zoning from available towns on the subject will be presented at the next meeting.

5. Meeting time change

The members agreed to change time of future meetings from 7 p.m. to 6:30 p.m.

III. COMMUNICATIONS

1. ORLEANS COUNTY PLANNING BOARD

Training will be available at the Albion school district on 9/24 from 5-9 p.m. Members already received information in the mail from the county.

County Planning Board approved the Town of Clarendon's Outdoor Furnace law.

IV. OLD BUSINESS

Outdoor Furnaces

The Planning Board agreed to the changes in the Town of Somerset's draft of their Outdoor Furnace law that have been discussed in prior meetings. Secretary will create draft to be presented to Town Board.

V. ADJOURNMENT

Mr. Depatie made a motion to adjourn at 9:01, seconded by Mr. Dudley and carried.

Lisa Tucker, Secretary