

Town of Townsend
Comprehensive Planning Commission Meeting
Tuesday, June 6, 2017

The Comprehensive Planning commission for the Town of Townsend was called to order at 5:30pm on Tuesday, June 6, 2017 by Chairman Tim McGuire

Commission members present: Dan DeMoulin, Joanne Jones, Linda Adamczyk, William Dutton, Linda Ziegler, Tim McGuire. **Absent:** Vince McCabe. Also in attendance, Harry (Jess) Smith and John Hogan

Confirm proper posting of meeting notices: the notice was posted at the Townsend Town Hall, Townsend Post office and Karla's Kountry Kitchen, on Tuesday, May 23, 2017 and emailed to board members and additional copies were available at the meeting

Approve February 6, 2017 Minutes: Motion by DeMoulin, 2nd by Dutton M/A

Rezone Application on Parcel #042-2390300212, D. Dobrzenski: Chairperson McGuire recused himself since he has interest in purchasing the property proposed. DeMoulin took over chairing the meeting. Dobrzenski wants to partition a 4 acre parcel on the southeast corner of 38 acres on Archibald Parkway and Topper Lane. The property is zoned Forestry and will need rezone to Rural Residential. Dutton motioned to rezone the 4 acres from Forestry to Rural Residential, 2nd by Jones. Discussion: will property owner dedicate land to the town for adequate right of way? Yes, 19.22' to 21.70' is dedicated per the survey on Archibald Prkwy. Motion Approved.
Motion made by Jones to accept the 4 acre land division, 2nd by Dutton Motion Approved.

Public Comment:

Smith inquired regarding property owned by Tim **Trudell** on Spring Lake Rd, Pickerel Lake. Trudell wants to divide off two lots, one along the shoreline 6/10th's of an acre (west of the road), and across the road (east) 3.99 acres. Currently zoned Forestry, would need to rezone to Residential Single Family at 20,000 ft (county spec's). However, Town of Townsend has one acre Residential parcel ordinance. There is 20ft area on that lot to get well, septic, driveway and home. If Trudell wants to sell, he'll need to adjust the waterfront lot. The lot east of the road should not be a problem. Smith wanted to discuss prior to the survey.

John Hogan wants to divide off part of his 40 acres off of Sunset Bay Lane. The northerly 20 acres will be sold off. The potential buyer may develop in the future. The southeast corner, approx 10 acres, would be sold separately, then one acre would be split into 2 parcels 120 ft x 170 deep.. .46 acres each. However, since the property is off water, they need to be 2 acre parcels. The land is currently zoned Forestry with Mining overlays. The nine acres may be developed with storage units. Could rezone to R1, but ordinance 01-2009 is one acre. There is no reason for a variance on the size of the lot. Hogan will relook at property division and return at a later date.

Other Business: Meeting times moved to Tuesday. McGuire made a motion to schedule Planning Commission meetings on Tuesday's at 5pm, 2nd by Jones, M/A

At the Town of Townsend Board meeting on May 9, 2017, the board approved Linda Adamczyk as the board representative and Jo Ann Jones as the Citizen representative.

Motion to adjourn at 6:10pm by Dutton, 2nd by Adamczyk.