

**Planning Board Minutes - March 10, 2003**

Those present at the March 10, 2003 Planning Board meeting were:

Planning Board Members: Steve Watts - Chairman  
Don Roberts – Vice Chairman  
Marcel Nadeau  
Cindy Patenaude  
Rich Berkowitz  
Tom Ruchlicki  
John Higgins

Secretary: Tara Anuszewski

Town Attorney: Bob Chauvin

Deputy Town Attorney: Lyn Murphy

CHA Representative: Michael Bianchino

Liaison: Walter Polak

Planner: Jeffrey Williams

Mr. Watts called the meeting to order at 7:05 pm

Mr. Higgins made a motion to approve the February 24, 2003 minutes. Mr. Ruchlicki seconded. Mr. Roberts abstained. Motion carried.

Old Business:

03.118 Creative Dance Arts, 1673 Route 9 – Health Plex, Change of Tenant & Sign. Ms. Lori Fitzsick was present and stated at the last meeting she was told someone would review the sign and all of the paperwork that was filed. Mr. Roberts stated the sign is up now and did not see any problems with it. Mr. Watts stated there is also a change of tenant application that was necessitated by the fact that the tenant was not advised by the owner that they had to submit an application. Mr. Watts stated the proper application has been filed. Mr. Watts noted for the record that if there are any other changes of tenants that are not approved the businesses will not be permitted to be open.

Mr. Roberts made a motion to approve the sign as presented. Mr. Nadeau seconded. Motion carried.

Mr. Roberts made a motion to approve the use as presented. Mr. Nadeau seconded. Motion carried.

New Business:

03.123 Liddle Subdivision, Church Hill Road, Minor Subdivision. Ms. Marie Liddle was present and stated she is representing the Estate of Raymond Liddle. Ms. Liddle stated this consists of two transactions. Ms. Liddle showed the current boundary lines and stated they are trying to relocate a boundary line and straighten a current line. They would be creating a new boundary along the creek to give more space next to an existing garage. Mr. Watts asked if anyone had any questions. Mr. Nadeau asked how close the new lot line was to the garage. Ms. Liddle responded 7 feet from the garage. The old survey line was within a few inches. Mr. Watts stated a public hearing needs to be set.

Mr. Roberts made a motion to schedule a public hearing on March 24, 2003 at 7:00 pm or as soon thereafter. Mr. Berkowitz seconded. Motion carried.

03.124 Borecki Subdivision, Ushers Road, Lot Line Adjustment. Mr. Rick Borecki was present and stated in

January he was granted Planning Board and Zoning Board approval to create a building lot. Mr. Borecki stated his father in law felt more comfortable with a little more buffer next to his garage. Mr. Borecki stated he is asking for a lot line adjustment of 30 feet. They would still have over an acre of land remaining and it has no bearing on the house or the septic. Mr. Chauvin asked if they would be creating more of a conforming lot or a non-conforming lot. They would be improving the smaller lot. Mr. Watts stated a public hearing would need to be set.

Mr. Nadeau made a motion to schedule a public hearing on March 24, 2003 at 7:00 pm or as soon thereafter. Mrs. Patenaude seconded. Motion carried.

Mr. Watts asked if anyone had anything else for the Board. Mrs. Patenaude made a motion to adjourn at 7:15 pm. Mr. Roberts seconded. Motion carried.

The next Planning Board meeting will be March 24, 2003.

Respectfully Submitted

Tara Anuszewski, Secretary  
Town of Halfmoon Planning Board