

Tuesday, June 30, 2023

Town of Fletcher Development Review Board Meeting

Minutes for public hearing before the DRB:

Major Subdivision, Preliminary Review #S19-01 (Hannon)

Board Members Present: Suzanne Stritzler (Chair), Krystal Jenness, Terence Keating and Laura Gorsky

Zoning Administrator Present: Maurice Rathbun (Cory Getty and Jennifer Getty, observing)

Major Subdivision, Preliminary Review #S19-01 (Hannon)

Meeting was called to order at 7:00pm and the Applicants and interested parties were sworn in.

Present: Applicants, Thomas Hannon and Bill Hannon; and Interested Parties, Nancy Barr, Bea Wright, Don Duffy, Tammy Chambers, Carver Leadbetter, Jennifer Bockus, Matt Lascelle and Shannon Lenox

Bill Hannon presented a site plan prepared by an engineer for the purpose of seeking approval for a 4-lot subdivision located along the northerly side of Stone Lane, and along the easterly side of Schoolcraft Road. Said property is currently vacant and contains 5.71 acres, more or less. The four proposed lots will have access via two shared driveways off Stone Lane; Lot 7 and Lot 8 to share access, and Lot 9 and Lot 10 to share access. All lots will have on site drill wells and wastewater systems, except that Lot 8 has a wastewater easement over Lot 9 where its leaching area is located. Lot 7 has pre-existing permitted wastewater approval under State Wastewater Permit #EC-6-1532. Applicant has not yet applied for, nor received, a State Wastewater Permit for Lot 8, Lot 9 and Lot 10 approval. Utility connections to all lots will run underground as depicted on site plan.

Further testimony was presented that Stone Land has an existing road association and shared users contribute annually for snowplowing and road maintenance. Today there are four users (including Applicants) who use and contribute to the maintenance of Stone Lane.

Nancy Barr, an abutter to the project, offered testimony that she believes there is a wetlands area located on her property near Lot 7 which doesn't show up on State ANR mapping. She further offered that Schoolcraft Road already has too much traffic and is wet.

Bea Wright, a neighbor off Schoolcraft Road, testified that there is too much traffic now on Schoolcraft and she is very concerned about runoff as the road continues to be built up over time.

Tammy Chambers, an abutter to the project, offered that her main concern is about traffic and its impact on neighbors. She further stated that she'd like to see a barrier between Lot 7 and Lot 8 proposed shared driveway.

Shannon Lenox, an abutter to the project, stated that her main concern is about traffic on Stone Lane. She discussed her concerns regarding construction vehicles on Stone Lane during construction and light pollution. She also mentioned that Stone Lane is the alleged evacuation route for Fletcher Elementary School for active shooters, etc. emergency.

Matt Lascelle, an abutter to the project, testified about his concerns related to leachfield runoff and its impact on his existing farming setup.

Laura made a motion to continue the hearing. Krystal seconded said motion.

A site visit at the project has been scheduled for Tuesday, August 1, 2023 at 6pm with 7pm hearing to follow at Town Office.

Meeting closed at 8:15pm.

Submitted by,

Laura Gorsky