

PLANNING BOARD

TOWN OF KNOX

ALBANY COUNTY

Established 1822

PLANNING BOARD MEETING MINUTES

10 November 2011

Present: Earl Barcomb, Dan Driscoll, Bob Gwin, Betty Ketcham, Bob Price, Brett Pulliam, Tom Wolfe

Meeting called to order at 1935

Minutes of 10/13/11 meeting were reviewed and approved as written.

New Business-

***Walk Property Subdivision**

Ms. JoAnn Darcy Crum, L.S., representing the Walk family, presented a proposal and survey map to subdivide the 83 acre Walk property on Rt 146 into 3 lots of 32.06, 31.74, and 19.61 acres. She noted the property was divided into 2 lots in 2000, but the filing of the maps was not completed. The Board agreed to accept a change to the boundary line with the Dees property (the non-filed map) as a minor boundary adjustment rather than a new lot.

After discussion of the details, the motion was made (Dan) and seconded (Bob P) to accept the present survey map as the sketch plan for an application for a 3 lot minor subdivision under the Town Subdivision Regulations. Motion passed unanimously. The approval process was discussed, and Ms. Crum agreed to add contour lines to the map, provide a completed application form and fee, and to notify adjacent property owners of the public hearing. Chairman Price will arrange to have the public hearing notice placed in the newspaper; the public hearing on the minor subdivision will be held at the next Planning Board meeting on December 8, 2011.

***Hydrofracking**

Tom Wolfe had agreed to further investigate and report on the mitigation measures proposed for allowing hydrofracking. He provided select pages from the draft SGEIS form the DEC website, and discussed the extensive proposals. Mr. Tom Bowman of the audience contributed to the discussion.

Brett Pulliam reported that he had contacted the CAC and found that the CAC is preparing a letter to comment directly to the State on the SGEIS.

Chairman Price noted the recent news articles on the development of using LP gas in fracking; this process appears to offer far fewer negative impacts. Given this possibility, the many actions already occurring on fracking, and the low probability of drilling in Knox, it was agreed the Board will continue learning about the process while awaiting further developments.

***WECS Amendment to Zoning Ordinance.**

Earl Barcomb had agreed to work on a draft revision to the property value protection section, and provided copies of a plan for property value protection from the town of Montville, Maine. Board members agreed to read the handout for discussion at the next meeting.

***Audience Question**

Mr. Tom Bowman noted his concerns about poor sight distances at the intersection of state routes 156 and 157A. He was advised to contact the state DOT and/or the Town Board as the best way to address the concerns.

***Meeting adjourned at 2040**

***Next meeting will be on 8 December 2011 at 0730**