

**BOVINA PLANNING BOARD
JANUARY 18, 2016
REGULAR MEETING MINUTES**

RESOLUTIONS: 2016-1 - 1

BOARD MEMBERS: John Cianci: Chair, Chris Ingvordsen, Kevin Rossley: Secretary and Carrie Hewitt Choquette:
Planning Board Clerk

ABSENT BOARD MEMBERS: Don Farley & Ed Weber

GUESTS: Kent Manuel: Del. Co. Planning Dept. Rep., Jane Margolies

Regular Meeting was called to order by Chairperson John Cianci at 7:04 pm.

Kevin Rossley has been appointed by the Town Board to fill out the remainder of Tom Hilson's term.

MINUTES:

2016-1 - Motion to accept the December 2015 minutes as written was moved by Ingvordsen and seconded by Cianci. All in favor, 3 ayes, 0 nays.

There was discussion on the Zoning Law Schedule of Uses. Kent Manuel advised not to strike a use, instead create a layer of review for a use. Accessory Use mostly defines garages & sheds and is reviewed by Code Enforcement Officer Dale Downin when someone applies for a Building Permit. There is some review on uses with a building permit and if there is disturbance of over an acre, a Stormwater Pollution Prevention Plan is needed.

Agricultural Uses were left as permitted in both the General Rural and Hamlet as it is strongly encouraged in the Comprehensive Plan and is part of Bovina's heritage. The use of Bed & Breakfast was added as there are many already in existence and that use was absent.

The Board will be reviewing the Comprehensive Plan as they go through the Zoning. They don't have to implement every suggestion in the Comp Plan, but Zoning shouldn't conflict with it. For next month the Board will review Section 3.02 of Zoning as the Hamlet has a community sewer system and lot size will not need to be determined by septic size; Comp Plan sections 4-2 through 4-7.

The Board received a letter from Edmund Kelly, a resident of McNaught Hill, regarding his work toward acquiring Historic Landmark status for his property. The Board would also like to send an e-mail to Downin requesting a copy of the Building Permit and submitted Plans for the accessory building being constructed by Carey Paik on McNaught Hill.

With no further business, the meeting adjourned at 7:55 pm

Respectfully Submitted,
Carrie Hewitt Choquette, Planning Board Clerk