

TOWN OF NEW BALTIMORE PLANNING BOARD
Public Hearing
Lands of Samuel and Kimberly Anderson – Minor Subdivision Application
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Location: 188 Scheller Park Road
of Lots: 2 – 53.62 acres
9.18 acres

The Public Hearing was opened at 7 p.m. by Planning Board Chair Rob Van Etten. Other Board Members in attendance were Jean Horn, Bob Court, Pat Bruno and Lee Salisbury. Ann Marie Vadney and Bill Boehlke were absent. Mr. and Mrs. Anderson were present.

Green cards were presented for certified letters sent to:

Steve & Sandra Kazsek	James & Jolene Hopkins
Wayne & Linda Rhodes	Jeff, Sr. & Donna Carlson
Schultz Farm & Properties	Jim & Kristina Leyden
Ken & Amelia Rebusmen	Alan & Joan Boivin
Tom & Lisa Russo	

White receipt for certified letter sent to: Mark & Kim Wagner

Certified Letter returned as “Unclaimed, Unable to Forward” for: James McManus

All requiring notification were so notified. Copy of letter having been sent to the property owners was provided for the file. Maps were laid out. Mr. Court questioned if Lot #1 would have right-of-way to the private road. Mr. Anderson explained that both Lots, #1 and #2, would have, it would be a shared driveway. Mr. Anderson’s home is further in on the private road. Road access location for the new lot was pointed out on map.

Members of the public were invited to come forward to view the maps, ask questions and/or offer comment. Linda Rhodes expressed concern regarding whether a tree buffer/woods would remain between her home and where the new house was to be constructed. She was assured that a tree buffer would remain.

Short Form EAF was gone through as follows:

1. Will the proposed action create a material conflict with an adopted land use plan or zoning Regulations? - ***NO***
2. Will the proposed action result in a change in the use or intensity of use of land? - ***NO***
3. Will the proposed action impair the character or quality of the existing community? - ***NO***
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? - ***NO***
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? - ***NO***
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? - ***NO***
7. Will the proposed action impact existing:
 - a. public/private water supplies? - ***NO***
 - b. public/private wastewater treatment utilities? - ***NO***
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? - ***NO***
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)? - ***NO***
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? - ***NO***

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11. Will the proposed action create a hazard to environmental resources or human health? - ***NO***

Being no further questions,

At 7:12 p.m., it was moved by Van Etten and seconded by Salisbury to close the Public Hearing.

Ayes: Nays: 0 Abstained: 0 Absent: 2

mbl