

Lancaster Planning Board

Location: Lancaster Town Hall, 25 Main St. 2nd Floor

Wednesday May 11, 2022

Initial Business: Roll Call

Regular Members:

Present: Chairman Andrew Nadeau, Vice Chairman Mark M.E. Frank, Mark St. Pierre, Maggie Jones, Vickie Gibbs, Selectman's Representative Leon Rideout

Absent:

Alternate Members:

Present: Rick McCarten, Greg Westcott, Donald Doolan, Ericka Canales

Absent: Selectman's Representative Troy Merner

Others Attending: Town Manager Benjamin Gaetjens-Oleson, Land Use Coordinator Robin L Irving, Kathy Jean Lavoie, Barbara Payer, Clerk

Review and Approve Minutes: Mark St. Pierre noted that the minutes did not include Andrew Nadeau's term which was voted on and passed. This has recently been added. A motion was made by Mark St. Pierre to approve the minutes with this addition. It was seconded by Maggie Jones. *Motion carried.*

Voluntary Merger(s): Daniel Morris & Megan Jany, PO Box 280, Wappingers Falls, NY 12590.

Applicant proposes merging the following two parcels: Tax Map R12 Lot 057 (5.23 AC) situated at 63 McGary Hill Road and Tax Map R12 Lot 081 (5.03 AC) situated off Pleasant Valley Road. Land zoned Agricultural.

Robin Irving stated that the current deed includes a restrictive easement on any commercial activity for the property. The owner is planning on running as a homestead farm, and selling farm products. Some farm animals are restricted in the covenant. There will be a release of the restrictive covenant by agreement of the parties and abutters, following the voluntary merger, in the future.

A motion was made by Mark St Pierre to approve the Voluntary Merger. Maggie Jones seconded. *Motion carried.*

Other Business:

Riverside Camping and RV Resort, 94 Bridge St. Lancaster, has submitted an application to construct a dock on the Connecticut River. Robin Irving, stated that the owner does have to file a building permit, under floodplain management ordinance. The building permit needs review by the planning board, specifically to review aluminum dock two structures which are secured with merge mounts and chains. He also must apply for a wetlands permit application.

A motion stating that the building permit was reviewed with no objections by Mark St Pierre, seconded by Vickie Gibbs. *Motion passed unanimously.*

Benjamin Gaetjens-Oleson, Town Manager to provide a Master Plan Update- The Master Plan started in early 2020 and had been delayed in progressions due to Covid. Currently is gaining momentum with some changes in membership. Currently the following are active members: Maggie Jones (LPB), Kim Votta (LCC), Linda Ogle (LZB) John McCormack (Community Member), and Tim Brooks (Community). Restructuring of new members to include: Erica Canales (LPB), Nancy Southworth (LCC), Leon Rideout (Selectboard), Sharon Kopp (Community), Leo Enos (Community), and Ken Chester (Community).

A motion was made by Mark St. Pierre to appoint new members to the Master Plan. Maggie Jones seconded. *Motion passed unanimously.*

Currently, discussions regarding the survey results are being put into an implementation plan that will stretch out over the next 6 months, based on priority.

The Survey was done in 2019, looking ahead to put out more surveys with drafts and topics to engage with the schools that include student participation and the high school for feedback.

Mark St Pierre made a motion to adjourn the meeting at 7:25 pm. Vickie Gibbs seconded the motion. *Motion passed unanimously.*

Respectfully submitted,
Barbara Payer, Clerk