

**PLANNING BOARD**  
**Monday, October 2, 2023**  
***Public meeting convenes at 7:00 p.m.***  
***Appointments scheduled to begin at 7:30 p.m.***

**Present:** James Corliss, Joe Brodbine, Bob Maibusch, Maria Bissell, Steve Laskowski, Keith Kohanski, Fran Shippee, James Hancock, and Erin Cintron

**Absent:**

**Call to Order:** James Corliss called the meeting to order at 7:03 PM.

**Review of the Minutes**

September 18, 2023

*Steve Laskowski moved to approve the minutes from September 18, 2023 as amended. The motion was seconded by Joe Brodbine and passed unanimously.*

**Appointments**

**Conceptual Consultation**

**Public Hearings**

- **Kuzia/Paquin Lot Line Adjustment-** An application for a Lot Line Adjustment for the properties located at 466 North Shore Rd (Map 5J Lot A15) and North Shore Rd. (Map 5J Lot A17) has been submitted.

*Joe Brodbine made a motion to approve the Kuzia/Paquin Lot Line Adjustment application for the properties located at 466 North Shore Rd (Map 5J Lot A15) and North Shore Rd. (Map 5J Lot A17). Based on the finding that the information provided is within compliance of the Town of Chesterfield and complete for review. The motion was seconded by Bob Maibusch and passed unanimously.*

Public Hearing Began at 7:40 PM

Russ Huntley, Huntley Survey and Design was present at the public hearing to discuss the lot line adjustment. The owners wanted to use natural resources as the lot line. Kohanski asked about if washout occurs how is the lot line determined and Bissell commented it goes by mid stream current.

Linda Snorek asked if the properties were part of wetlands and how it was going to work in terms of the stream and what they are planning to do there. James Corliss stated that there has been nothing presented to the board for any type of development to the properties.

Richard Rodrigue commented that they don't have a particular problem regarding the lot line however there is a new dock erected on his property prior to the plans being made and Christopher Paquin commented that the dock will be removed this weekend.

*Maria Bissell made a motion to conditionally approve the lot line adjustment with the changes to the lake frontage and road frontage for 5J/A17. The motion was seconded by Fran Shippee and passed unanimously.*

#### **Items for Discussion**

- **Planning Board Watershed Ordinance Working Group-**
  - A draft of recommendations was presented to the Planning Board and it was requested that the board review them and the Planning Board Watershed Ordinance Working Group be put on the Agenda for October 16, 2023 Planning Board meeting.
- Steve Laskowski made a motion to include the recommendations into the minutes.
  - Steve Laskowski states that "You can use the property as you wish but you can't visit your problems of your property on your neighbor"
  - Hancock suggests being "radically transparent" when discussing at next meeting.
  - Discussion of the Planning Board Watershed Ordinance subcommittee review dated September 28, 2023 regarding the Recommended Zoning Ordinance Changes.

#### **Items for Information**

Brodgbine commented that the ZBA has researched zoning regulations from other towns and is looking for recommendations for what they think they should be.

#### **Other Business**

Hancock will be following up with the Conservation Commission and Moosewood Ecological as Moosewood has the raw data.

#### **Items for signature**

#### **Adjournment**

*Joe Brodbine moved to adjourn at 8:01 P.M. The motion was seconded by Bob Maibusch and passed unanimously.*

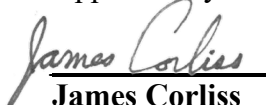
The next meeting will be held at 7:00 PM October 16, 2023, at the Town Offices.

Respectfully Submitted by:

**Erin Cintron**

**Planning Board Secretary**

Approved by:

  
**James Corliss**

**Date** 19OCT2023

