

GRAFTON PLANNING BOARD
Regular Meeting Minutes
November 15, 2021

Pledge of Allegiance

Call to Order

Roll Call:

Member Martha Goss- p
Member Skip Grandjean – p
Chairman Tom Withcuskey – p
Member Art Surprise – p
Member Jim Goyer – A

Public Hearing:

Joe & Carol Pohalski – 2650sq ft lot line adjustment to the water line.

Old Business:

Approval of October 18, 2021 meeting minutes – Chairman Tom Withcuskey,
Seconded by Member Grandjean 4/0.

Matthew Whitney: Motion by Chairman Withcuskey to approve the lot line adjustment on 66 Lake Camp Way, seconded by Member Grandjean, 4/0. Chairman Withcuskey declared a negative declaration on environmental impact statement, seconded by Member Goss. 4/0.

Joseph & Carol Pohalski: Motion to approve lot line adjustment on Middle Way, Lk Elizabeth made by Chairman Withcuskey, seconded by Member Surprise. 4/0 Chairman Withcuskey declared a negative declaration on environmental impact statement, seconded by Member Goss. 4/0

New Business:

Kenneth Hoffman: 327 Stuffle St. – two lot sub-division. Currently has 2 dwellings. Chairman Withcuskey made a motion to accept application for review, seconded by Member Grandjean. 4/0 Public hearing set for December 20, 2021 at 6:50pm.

Grafton Lakes Brewery: Application, deed already submitted. Driveway info is included and discussed with Highway Superintendent Jared Bouchard. Signage was discussed and still being agreed upon. Per member Grandjean a plot plan will be required, specific info on septic, driveway locations. Member Grandjean gave specifics on a detailed plot plan example. Member Grandjean explained plan can not be drawn on, it must be to spec. Original plan was prepared by Brian Holbriiter, however it was drawn on. The Town attorney feels it's a basic sketch. Septic & storm water run off must be shown. Power poll info must be included on info. They will check with power company. These are considered preliminary drawing, plan must be to scale, specifically septic. No DEC approval as of yet. Final map must show Nation Grid right of way, with height. Member Grandjean asked that they show where lighting will be located in parking lot. Also must show egress for emergency vehicles, plus occupancy. Waiting for National Grid info. Examples of a plot plan where supplied by board. A 40 by 60 plan will be re-submitted.

Informal Discussion: none
Adjournment

Submitted by Linda Laveway



Planning Board Secretary