

GRAFTON PLANNING BOARD

Regular Meeting

February 15, 2021 \ 7:00pm

Pledge of Allegiance

Call To Order

Roll Call:

Member Martha Goss - P

Member Skip Grandjean - P

Chairman Tom Withcuskey - P

Member Jim Goyer - P

Member Art Surprise - P

Regular Meeting: 7:00 pm

Approval of December 21, 2021 minutes. Motion made by Chairman Withcuskey, seconded by Member Grandjean. 5/0.

Correction to minutes: There was no January meeting.

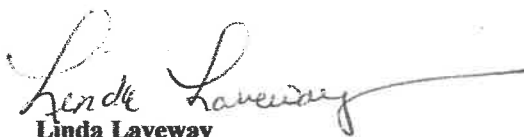
New Business: *

4 Lot sub-division on Stuffle St. – Rynard Gundrum. 2 lots of a total of 310 acres in total. Mr. Gundrum want to sub-divide the 2 lots into 4 parcels. The road will remain a user road. Per Mr. Gundrum 3 of the lots will be for sale. They are currently looking to the town board for guidance as to the next step. A survey has not been done. Mr. Gundrum's plan is to keep 10 acres. Member Grandjean said he expected good access to each parcel. The owner on record of property is Rynard Gundrum Sr. The survey\title work will be in the future, tabled for now per the surveyor. Chairman Withcuskey explained the next-step process.

Dunham Rd – Grafton Lakes Brewery LLC (Chairman Withcuskey recued himself, reason due to prior business dealings). Proposed building drawing submitted. Property will need work. Environmental Assessment Form completed & submitted. Approx. building size 30 x 60. Trees will be cleared toward road to visual purposes. Steel building. 2 barrel brewing system, approx 100 gallons. Brewing waste will be taken off site. Will be open to the public, will start with filling growlers. Followed by a possible band, the plan is to close by 9:00pm. Currently estimating a capacity of 30. No kitchen plans as of now. Member Grandjean felt that a min. of 5 acres may be required. It was stated that a commercial septic will be installed. The goal is a 7 barrel system. Next step – Application with surveyor documents of septic, parking lot & number of potential vehicles. It was explained that the board needed specifics. Building needs to conform to all codes.

Informal Discussion – None.

Meeting Adjourned: Motion to adjourn Chairman Withcuskey, 2nd by Member Goss 5/0



Linda Laveway
Planning Board Secretary