**Town of Lexington Planning Board Meeting August 10, 2021**

**In Person and Via Zoom**

The Planning Board meeting was opened at 6:33PM by Chair, Jenni Cawein followed by the Pledge of Allegiance to the American Flag.

**Planning Board Members Present:** Chair, Jenni Cawein, Board Member, Taris Charysyn, Board Member Casey Scieszka (zoom), Vice Chair, Beverly Dezan, & Board Member Daniel Davern Sr. (zoom)

**Others Present:** Mr. Zielyk, Will Sperling, Caitlin Williams, Sophie, & Kyle

**Planning Board Members to attend and vote via Zoom**

On a motion by Taris Charysyn, seconded by Vice Chair Beverly Dezan the following was,

ADOPTED: Ayes – 3 – Cawein, Charysyn, & Dezan

 Nays -0

Therefore the motion was carried that members could attend via zoom and vote via zoom.

**Review and Approve Minutes from July 13, 2021**

On a motion by Vice Chair Beverly Dezan and seconded by Taris Charysyn the following was,

ADOPTED: Ayes –5- Cawein, Charysyn, Davern, Dezan, and Scieszka

 Nays - 0

Therefore the Planning Board approved the minutes from the July13h public hearing and meeting as presented.

**Lubomyr Zielyk – Join 2 parcels 128.00-2-41.1 & 128.00-2-41.2**

Chair Cawein said that they do not need the permission of the Planning Board. They need to contact the clerk at the County. The County may require a mylar done by a surveyor.

There was a question regarding the old Reres Rd. as to what happens when a Town road is abandoned.

If someone gets hurt on the road who would be held liable? It was suggested that they post the property.

**Will Sperling & Caitlin Williams– BTMA LLC special use permit – General Store**

The description did not change much. There was a picture of the proposed sign. The CEO would be the one to approve the sign. Parking spaces were discussed. There are presently 6 spaces in the front and there will be additional spaces added along the side of the lot. There would be garbage pick up twice a week. There would be 3 tables indoors and either 5 or 6 outdoors seasonally. There will be dry goods and refrigerated goods and the only food served would be cold foods such as sandwiches, salads, etc. There will be an ada accessible rest room. There is an engineer working on where the well is located in reference to the septic. The Board of Health will be involved as well as Ag & Markets and the State liquor Board. There will need to be a public hearing. Will and Caitlin will be back with the information from the engineer.

**Sophie & Kyle – special use permit – trail rides 1841 Spruceton Rd.**

Kyle asked if it would fall under recreation and Chair Cawein said that it would. Kyle showed a sketch of parking. It would be a private business so it would be by appointment only and only 2 people would be able to go at a time. Dan asked about the letter that was sent from one of Kyle's neighbors named Alex. There was some confusion about the boundaries where the pine trees are. The trail was existing along the brook and there would be a switch back through the pines. They were looking into using State Land for the trail as well. At no point do the horses go through the stream. Kyle and Sophie were cutting tree limbs to make the trails wide enough to get through on horseback. They spoke to Alex about the pine forest and an equine easement. They did not get a definitive answer from Alex. They are waiting to hear from the State about using State owned land. Chair Cawein said that anything that is approved through a special use permit needs to be very clear. They would need to have letters of approval to use other peoples land. There needs to be some more information and clarification before a public hearing can be set.

**Sophie & kyle – special use permit – Accessory Apartment**

Kyle spoke to Carl about this and he had an application for the apartment. The apartment would just be used by family. The existing well would be used for the water and there is a question about the septic. Chair Cawein suggested that they speak to CWC about the septic. They would need to get a building permit from Carl. They can schedule a public hearing once they find out about the septic.

 **Adjourn**

On a motion by Taris Charysyn seconded by Vice Chair Beverly Dezan and with none opposed Chair, Cawein adjourned the meeting at 7:54 pm..

 Respectfully Submitted,

 Charlotte Jaeger, Planning Board Secretary