

August 04 2021

The regular meeting of the Livingston Planning Board was held August 04 2021 and opened at 7:00.

In attendance were Chairman Phil Schmidt, Martin Nayowith, Stephen Thibault, John Ross, Bernie Stickles, Robert Bellinger and Brian Molinski
Attorney Ted Hilscher.

Absent:
Chip Keil
Engineer Michelle Mormile.

Correspondence: NONE.

A motion to accept the minutes of the July 07, 2021 was made by Bernie Stickles and 2nd by John Ross. All voted AYE. Motion passed unanimously.

Wendy Wisbrun representing Lucinda K Treat. Application is for a Site Plan Approval (Section 4.1.1.a.i Accessory Apartment) to create an accessory apartment in an existing horse barn for the owner's Mother. Property located 21 Marlin Hill Road.

Wendy Wilson gave an overview of the application.

1. Engineer is working on the new septic.
2. One bedroom downstairs the loft will be a home office.
3. The property is 100 acres.
4. An area variance (ZBA) will be needed for the size of the accessory apartment (190 feet).

The Board reviewed the map and paperwork and deemed it complete. The applicant has an application before the ZBA.

Attorney Ted Hilscher completed the Short Long Form EAF.

A motion to approve the EAF with a negative declaration was made by Martin Nayowith and 2nd by Bernie Stickles. All voted AYE.
Motion passed unanimously.

A motion to approve the Site Plan as presented with the following conditions. Approval from the ZBA was made by Bob Bellinger and 2nd by Martin Nayowith.
All present voted AYE.
Motion passed unanimously.

Karyl L. Julien-Bhagwandin 266 Bells Pond Road. A site plan needed for an existing Accessory apartment.

- a. Letter received from CEO Harkins. July 15 2021 Per Section 4.1.1.a.i only one apartment allowed per lot.
- b. Letter received from CEO Harkins July 15 2021 received a complaint of 2 accessory apartments now on the property 266 Bells Pond Road. Applicant to vacate both apartments. Advised to submit a Site Plan Review for one of the existing apartments. And to seek ZBA approval for the other existing apartment.

This is an accessory apartment (the tenant has left) 20 x25 500 square feet. It has a shared well and a proposed new septic. It has access walking from the road. (80 feet from the house)
The Board reviewed the maps and paperwork. The Site Plan shows the apartment to be on the South West corner. Application complete.

Attorney Ted Hilscher completed the Short Long Form EAF.

A motion to approve the EAF with a negative declaration was made by Stephen Thiebault and 2nd by John Ross. All voted AYE.
Motion passed unanimously.

A motion to approve the Site Plan as presented for 1 accessory apartment located on the South West corner was made by Bob Bellinger and 2nd by Stephen Thibault
All present voted AYE. Motion passed unanimously.

The Applicant will have to appear with an application before the ZBA for the second apartment.

A motion to close the meeting was made by Stephen Thiebault and 2nd by Bob Bellinger. All present voted AYE. Motion passed.

Next scheduled meeting will be held September 1, 2021.

Meeting closed at 7:19.

Respectfully submitted,

Eileen Yandik
Secretary Livingston Planning Board.