

Town of Glenburn
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Planning Board Minutes
Tuesday, April 9, 2024

ROLL CALL

Present were regular members Brenda Moody, Sharon Nason, and Wayne McClay. Associate member Thomas Wolf was also present. Regular members Theresa Porter and Ed Goodwin were absent.

Approval of the March 12, 2024 Planning Board Minutes

Wayne McClay motioned to approve the March 12, 2024 minutes as written. The motion was seconded by Thomas Wolf and unanimously approved with a 4-0 vote.

[PB024-03] James Gallant Sketch Plan Review for a minor subdivision. The property is located at 3800 Ohio Street, Glenburn Tax Map13/Lot 01.

Applicant James Gallant spoke to the Board and audience via speaker phone. He stated that someone wants to purchase part of his lot to build a home which would create a minor subdivision. Mr. Wolf asked if this application has anything to do with the parcel that was formerly owned by Daniel and Elizabeth Muncey, and Mr. Gallant stated that it does not.

CEO Mike Falvey stated that this is a discontinued dirt road on Ohio Street. There have been issues down there in the past especially in the springtime with vehicles getting stuck in mud. Do the people interested in purchasing this property understand that this road is not maintained by the town? It has to be maintained by someone other than the town, and they are required to sign a waiver on the permit stating that they acknowledge that the town does not repair the road, plow the road, ditch the road, or do any maintenance at all on the road. Mr. Gallant stated that the potential buyers are aware of this.

Mr. Gallant stated that it was important for him to own an area of the road because they have improved it. They have added gravel and ditched it. He spoke with the buyers telling them that this is a private road and they are responsible, along with the other individuals that live on this private road, to maintain the road. It is in no way the responsibility of the town to maintain the road.

Mr. Falvey asked if there was a road association for this road, and Mr. Gallant stated that there is not a road association. It is well documented and well understood that this is a discontinued county road, not a municipal road, and, if at any point it would be taken by the town, it would have to be rebuilt to meet the town specs for a road.

Mr. Falvey stated that this is an application for a minor subdivision and a site visit is required after the Pre Application Sketch Plan has been reviewed by the Planning Board. After the site visit, a public hearing is required before a final plan can be approved. The public hearing can be held before the final hearing at the same meeting.

Sharon Nason motioned that a site visit for 3800 Outer Ohio Street be scheduled for Wednesday, April 17th at 1:30 PM with a site visit at 883 Pushaw Road immediately following. The motion was seconded by Wayne McClay and unanimously approved with a 4-0 vote.

PLANNING BOARD ITEMS

The Board rescheduled an on-site visit for the Linda Boyle Nature Center, 883 Pushaw Road, Glenburn Tax Map 11/Lot 15 for Wednesday, April 17th immediately following the on-site visit scheduled for 1:30 PM at 3800 Ohio Street on that same day. Both were scheduled for April 4th but had to be canceled due to inclement weather.

CEO ITEMS

Mr. Falvey announced his retirement on May 3rd. He thanked everyone for their commitment to the Planning Board, and words of appreciation were passed along between both Mr. Falvey and the Board. Jordan McLaughlin has been hired for his replacement.

ADJOURNMENT

Wayne McClay motioned to adjourn. The motion was seconded by Sharon Nason and approved with a 4-0 vote and one abstention, and the April 9, 2024 Planning Board Meeting was closed at 7 PM.