

Town of Wilmington
Planning and Zoning Board
Meeting Minutes November 1, 2023

Present:

Anthony Nickinello	Zoning Board Alternate
Bill Eaton	Zoning Board Member
Cliff Holzer	Zoning Board Member
Jerry Bottcher	Zoning Board Member
Jim Kelly	Zoning Board Alternate
Doug Nemec	Codes Enforcement Officer
Michelle Preston	Town Board Member (assisting w/ minutes in Secretary's absence)

Public:

Kristy Holzer	Greg Williams	Ralph Schissler
Sawyer Nemec	Jonathan Simms	Barb Funk
Nathaniel Bettie	Bob Marvin	Nancy Gonyea
Sheila Williams	Barb Marvin	Steve Morrow
Gary Williams	Tim Preston	Trish Morrow
Sebastien Gaudreau	Tina Preston -Town Board Member	

Meeting Called to order at 7:00pm

Public Hearing – 4 Lot Subdivision Wilderness Way

Several of the residents from neighboring properties attended the meeting to voice their concerns and to ask questions. Members of the public came forward and reviewed the plans.

- These parcels will require Wells and Septic Systems
- No perk tests have been done on the property to date. However it was deemed there are no wetlands of concern.
- APA has deemed it as non-jurisdictional, therefore approval will fall on the Wilmington planning/zoning board.
- Neighbors voiced concerns with right of way
 - o Currently there are water issues in the spring on the road
 - o Who will be responsible for plowing and maintaining of the road
 - o Asked that the row of trees on the edge of the road remain in tack for coverage to neighboring property.
- Mr. Simms (neighbor) questioned our code and a clause he interpreted as allowing it to require the APA approval due to it being split a second time. The APA has already signed off on this project and no further action will be taken on their part.
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Motion made to close the Public hearing at 7:46 made by Cliff Holzer, Second Bill Eaton – All in Favor

Motion made by Jerry Botter to approve the 4 Lot subdivision with the condition it cannot be subdivided further in the future. Second Cliff Holzer - All in Favor (Bill Eaton recused himself due to being a neighboring property owner).

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Regular Board Meeting

Motion to approve the September 5, 2023 Minutes made by Cliff Holzer, Second Jerry Bottcher – All Approved

New Business

1. Adragna 2 Lot Subdivision
 - Simple 2 lot subdivision within the family
 - A public hearing is set for December 5th meeting

2. Owaissa Club Line adjustment
 - Lot line adjustment within the already approved plans
 - Adjusting the middle unit lot line from 20 ft to 17 ft.
 - Approved by the Department of Health and Essex County

Motion to approve make by Cliff Holzer. Seconded by Bill Eaton – All in Favor

3. Ottavinia property line adjustment
 - Seeking permission to make a line adjustment on property line.
 - Applicant owns both parcels.

Motion to approve made by Cliff Holzer. Seconded by Jerry Bottcher – All in Favor

Old Business

No old business at this time, Jerry requested an update from KOA for the next board meeting.

Public Comment

No Public Comment

Motion to adjourn made at 8:15 by Jerry Bottcher, Second Cliff Holzer – All in Favor

Minutes Submitted by
Michelle Preston