

Village of Chaumont  
Planning Board Minutes  
Regular Meeting & Public Hearings  
January 12, 2021

The January Regular Meeting of the Chaumont Village Planning Board, held via ZOOM, was called to order by Chairperson Hartley Bonisteel-Schweitzer at 6:05 PM. Those in attendance were Chairperson Hartley Bonisteel-Schweitzer; Board Members: Robin Grovesteen, Bryan Stumpf, Mark Morina, Rob Stevenson; Village Trustees: Pat Reome, Dori-Ann Froelich; Residents; Jaime and Jackie Cox, Fred and Linda Jackson.

PUBLIC HEARING - *THE YARN HOUSE*

Chairperson H-B paused the regular monthly meeting and opened the Public Hearing at 6:10 PM. Comments from Jefferson County Planning Department were reviewed. Included was a recommendation to determine if any future residential or rental use was contemplated +/- permitted for the property. Applicants stated that there would be no such use.

Member Stumpf asked that the minutes reflect the total absence of any public comment at the hearing. With no further questions posed and no objections raised, the VPB unanimously approved the site plan for *The Yarn Shop*.

Motion to close the public hearing was made by Member Bryan Stumpf, seconded by Member Mark Morina and all were in favor. The Public Hearing was closed at 6:15 PM.

PUBLIC HEARING - REOME-JACKSON LOT LINE ADJUSTMENT

The Public Hearing was opened at 6:15 PM at which time the application for a lot line adjustment was reviewed. No public comment was received. All necessary documentation was deemed sufficient and the 25' lot line adjustment was approved. Applicant was informed of the need to file with Jefferson County within 62 days.

Motion to close the public hearing was made by Member Grovesteen, seconded by Member Stumpf and, with all in favor, the public hearing was closed at 6:23PM.

## REGULAR MEETING

The Regular Meeting resumed at 6:24 PM

### OLD BUSINESS:

- The VPB members, once again, committed to review, discuss and consider changes to the Zoning Map, amendments to the Land Use Code and the Fee Schedule at the next meetings. Particular attention should be paid to solar fees. Chair H-B stated her intent to request assistance from Jefferson County Planning.
- Member Grovesteen reported that she had learned that the VBT had officially appointed Rob Stevenson to the VPB vacancy.

### NEW BUSINESS

- Board members agreed to schedule a second meeting in February, setting the date of 2/23/2021 at the regular time of 6:00 PM via Zoom.
- Chairperson H-B mentioned Kathie Carr's desire to re-visit the "Rails to Trails" idea for the DANC line. Members discussed the lack of community support in the past but were open to another attempt.
- Solar Farm Update:
  - Construction has moved rapidly, causing concerns regarding compliance with site plan requirements. Natural roadside screening has apparently been removed, work has continued beyond the M-F approved schedule and other questions were raised regarding the transfer of responsibility for compliance to the new developer. Enforcement issues were also discussed including the role of the CEO/ZEO in reviewing the site plan and inspecting for compliance. Trustee Froelich asked what recourse would be available should compliance be ignored and Chairperson H-B responded that matters could eventually be decided by a court if not settled with the CEO/ZEO.
  - Formal notification of the prohibition for continued snowmobile use of a section of the solar farm was recently received. VPB Members' recollections

differed on the developer's previous commitment or lack thereof and Member Stumpf offered to contact Dave Norbut to learn if there was any solution possible.

ADJOURNMENT:

- Motion to adjourn was made by Member Grovesteen and seconded by Member Stumpf. All were in favor and the meeting adjourned at 6:55 PM.

Respectfully submitted,

Robin Grovesteen