

**Planning Board  
Town of Keene  
Keene, NY 12942**

**Date:** Tuesday, July 13th, 2021  
**Kind:** Regular Planning Board Meeting  
**Place:** Virtually on Zoom  
**Board Present:** Tom Hickey, Larry House, Brian Crowl, Ron Hall  
**Board Absent:** Mike Hartson, Linda Labarge, Travis Gagnon  
**Others Present:** Derrick Martineau, Code Officer, Joe Pete Wilson, Supervisor, Cori-Anne Favro, Town Clerk, Richard Pauli, Todd Townsend

**Call to order:** Tom Hickey called the meeting to order at 9:02 AM.

**Approval of Meeting minutes:** A motion was made by Mr. Ron Hall and seconded by Mr. Larry House to approve the minutes from the June 8th, 2021 Planning Board Meeting. Motion carried unanimously, 4-YES.

**New Business:**

**K-21-22 Todd Townsend-Commercial Development**

Tom Hickey introduced Todd Townsend. Mr. Townsend is in the process of purchasing Cathy Gagnon's building and is going to make a change of use. Todd Townsend's plan is for four-units in the building. A residence for Todd Townsend, a short-term residential rental, a long-term residential rental, and a possible retail establishment. Tom Hickey sees no problem with Todd Townsend's plan. Tom Hickey's thoughts regarding Todd Townsend's plan is he is going to rehab a building that's starting to go downhill and it would be a good addition to the community. Ron Hall asked if Todd Townsend owns the building now. Todd Townsend does not, but they are under contract currently and are scheduled to close on August 9, 2021. The real estate contract Todd Townsend has with Cathy Gagnon is making sure Todd Townsend gets the change of use approved by the Planning Board Committee before they close, so that is why Mr. Townsend presented the planning board application before the closing date. Larry House does not see a problem with Todd Townsend's plan. Larry House explained the outside of the building is going to remain the same except the log siding is going to be replaced with clapboards. Larry House asked if the deck in the back is going to be removed. Todd Townsend replied by saying either removed or rehabbed. At this point Todd Townsend believes they will remove the deck completely because it's dangerous and in the future potentially reconnect the deck and do something with it. Todd Townsend said the bulk of the work is on the inside of the building. Brian Crowl asked if Todd Townsend has had an engineer come in to assess the current septic system and make sure there is capacity for the number of people that are going to be living there since it's going to be a multi-unit residence. Todd Townsend has not had an engineer come in and check the viability of the system. Todd Townsend said the septic system is a relatively new system, but as far as capacity goes the septic system was originally designed

for 8 rooms. Todd Townsend said the septic system was designed for commercial use. Todd Townends said he is hoping before the closing or around the closing date he wants to have a septic company come in and conduct a scope to make sure it's in good shape. Todd Townsend said that Cathy Gagnon does not have any specs from the original engineer, but Cathy Gagnon was able to show Todd Townsend where the lechfield is located. Todd Townsend confirmed that he is confident the septic system will be able to handle the multi-unit residence because he is stepping the use down from what it was as a heavily used commercial building. Tom Hickey made a motion to accept this change of use, this was seconded by Brian Crowl. Motion carried 4 - YES.

**K-21-23 Richard Pauli- Single Family Home**

Larry House introduced Richard Pauli. Larry House presented a lot going up Bell Meadow. Larry House said that Richard Pauli is proposing to put in a septic system, power, a well for water and erect a tiny house that is 480 sq. ft. that Richard Pauli is to live in while his main house is being built. Brian Crowl confirmed he spoke to Richard Pauli about doing the future project which entails doing the main house and garage on the other piece of property. Larry House asked if the tiny house will be a permanent structure or will it be removed when the main house is finished. Richard Pauli confirmed the tiny house is on wheels and is currently being built by an amish guy in Malone, NY. The tiny house is going to be jacked up and hurricane strapped down to the slab. Richard Pauli does not have an ultimate goal for it at this point. It could be a permanent structure for when family comes to visit. The tiny house is classified as a park model RV. The tiny house could be permanent because it will be connected to the utilities. Brian Crowl confirmed that the properties are 2 completely separate lots that the structures will be going on. Mr. Pauli has possession of 2 lots. One is small but still buildable by the APA and the other one is a much larger lot. Brian Crowl said the tiny house structure can remain because it's a completely separate lot, so Mr. Pauli won't be building a house on the same lot. Mr. Pauli confirmed lot number 2 is 1.76 acres and lot number 4 is 6.5 acres. Mr. Pauli confirmed there are 2 separate deeds. Mr. Hickey asked if this structure is within 15 feet of a property line and Mr. Pauli confirmed that it is not. Ron Hall made a motion for the project to move forward and Tom Hickey seconded it. Brian Crowl asked if anyone thought he should be recused from this particular aspect of Mr. Pauli's project. Larry House, Ron Hall and Tom Hickey both said no. Brian Crowl agreed on the motion and voted yes to carry the motion. Motion carried - 4 YES.

Larry House brought up the possibility of going back to in person meetings. Joe Pete Wilson said at this point with the COVID restrictions lifted and the Town Board meeting in person he is leaving it up to the Planning Board to decide what they are comfortable doing. There are no density restrictions in the Town Hall, the only rule is unvaccinated people must wear a mask. Tom Hickey made a motion the Planning Board meetings resume in person at the Town Hall starting next month (August 2021) same date and time, seconded by Ron Hall. Motion carried - 4 YES.

Ron Hall asked about the status of the previous doc hamilton house behind McDonough's Hardware. Derrick Martineau confirmed it is going to be torn down within the next month or two. Whitney's contacted Derrick and they are just waiting on a couple of quotes from the asbestosis people but that building will be torn down.

**Old Business:**

Tom Hickey mentioned Rachel Carter was supposed to bring the Planning Board engineered plans for her tiny house. The board has not heard anything from her, so that is to remain pending.

Tom Hickey said a couple of months ago the board approved an A-frame and a smaller building for Antonio Sorrez at one of Charlie Segard's lots and Tom Hickey received an email from Antonio Sorrez saying he is changing the dimension of the smaller house which he's building first. The building will be smaller but taller and Tom Hickey has not received any plans for the house so that is to remain pending.

Tom Hickey said he's heard nothing further on the Scotty McClelland and Little Peaks site across from the Town Hall. This is still pending.

**Adjournment:** Motion to adjourn the meeting having conducted all business was made by Tom Hickey. This was seconded by Brian Crowl. Motion carried 4 -YES.

The meeting adjourned at 9:21 AM.

Respectfully submitted,  
Ashley LeClair, Clerk to the Supervisor

The next meeting will be held on **Tuesday, August 10, 2021** at the Town Hall.

