

## Wellsboro Planning Commission Meeting October 24, 2012

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Wellsboro Planning Commission met on October 24, 2012 in the Council meeting room. Planning Commission Chairperson Ron Comstock called the meeting to order at 7:00 p.m., and the Pledge of Allegiance was recited.

Attending were Ron Comstock, Dr. Richard Black, Sue Trescott, Kevin Connelly, Bill Yaccovissi, Gus Vargas, Rudy Scharf, Borough Engineer Scott Bray, Council Member Joan S. Hart, Borough Manager Daniel K. Strausser, and Borough Secretary/Treasurer Susan Keck.

Visitors: Dan Kaufman, Jenny Connelly

The minutes of the June 27, 2012 meeting were accepted by motion from Kevin Connelly, seconded by Gus Vargas, carried unanimously.

**Harvard Square Townhouse Sketch Plan:** This plan was presented by Dan Kaufman on behalf of owner Marshall Ives and includes 32 acres of which 24 are in the Borough and 8 in Charleston Township. Harvard Street in Charleston Township would be the proposed access road for this planned cluster development of as many as 112 rental units, phased in 25 to 30 units at a time. Four to eight units would be in each group, to be separated by natural pathways. The proposal includes a 24' wide roadway made to Borough Standards. Water and Sewer capacity are adequate, however there is only a 4" water line accessible off Harvard Street; not enough to provide the 8" required for development. Booster pumps would also be required for fire protection.

Recommendations from the Planning Commission are to:


- 1 Have applicant request Charleston Township declare this stretch a Residential Zone versus a commercial to make zoning consistent.
- 2 Applicant must decide about the access issues before coming back to the Commission. The ordinance requires another point of egress.

**Smithgall Subdivision:** This minor subdivision revision now shows 4 car parking for the residents of the apartment building. The Deed description now has right-of-way for parking access. A motion was made by Kevin Connelly to accept the application for the subdivision based on the revision dated 9/28/2012. A second was offered by Lou Prevost and this carried unanimously.

**Connelly Subdivision:** This minor subdivision proposal presented by Jenny Connelly re-defined the property lines between 148 and 152 Main Street. Both properties are owned by the Connelly's. Forty feet from 148 Main would be added to 152 Main to better proportion both properties. A natural berm would serve as the property division. This subdivision was approved by motion of Lou Prevost, seconded by Dr. Richard Black and carried. Kevin Connelly abstained.

**ADJOURNED:** 8:14 p.m. by motion of Kevin Connelly, and second by Rudy Scharf. This carried unanimously.

Minutes respectfully submitted by

  
Susan Keck