



## TOWN OF HARRISON

### HARRISON PLANNING BOARD MEETING MINUTES January 8, 2025

Board Members Present: Chairman James Dayton, Vice-Chairman Scott Ramsdell, Michael Garvey, Larry Farmer, Jennifer Vane

Board Member Absent: None

Staff Present: CEO Jim Fahey, Asst. CEO Mike Vane, Secretary Kristen MacDonald, Alternate Wendy Gallant

Public Present: LRTV-Kim Reynolds, John Marston, Peter Brown Jr., Melissa & Curtis Rogers, Nicholas Snowdeal, Linda Chenevert

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The meeting was called to order at 6 pm by Chairman Dayton and a quorum was determined.

#### 1. **Old Business:**

- a. Approval of the Meeting Minutes for December 4, 2025  
**Scott moved, James 2<sup>nd</sup> to approve the minutes as written. 3 were in favor, Jennifer & Larry abstained because they were absent.**
- b. Site Plan Review Application – John Marston – 1288 Naples Rd. – Map 5 Lot 7 Auto Storage Yard  
There was a site walk held by the Board on 1/4/25 and during the site walk it was discovered that there were already vehicles being stored there and near the brook. The Chair stated that there could be hazardous waste materials leaking from the cars that were in accidents. There was also some site work done near the brook without a permit or DEP approval. There were more vehicles there than would have been allowed even if he had gotten approval.  
The Chair opened the floor to allow people that attended to speak. Curtis Rogers, a neighbor on the south side of the property is concerned about the

value of his property, the 5 diesel tanks within 5 ft. of the waterway and the fact that he transfers vehicles back and forth between the 2 properties. Two other property owners felt the same and are against this project.

**James moved, Scott 2<sup>nd</sup> to deny this application because of environmental concerns and lack of cooperation from the Applicant. All were in favor.**

c. Site Plan Review Application – John Marston – 986 Edes Falls Rd. – Map 10 Lot 6-7 – Auto Storage Yard

The Chairman did not see an issue with having a storage yard at this property. Scott mentioned his concern for the old vehicles that have been sitting there for a while. Mike commented that Code Enforcement would have to check on it to make sure that it is not being used as a junkyard. Mike mentioned that Mr. Marston will have to do some work to the road in order to be able to get cars down to the lot.

An audience member asked what if the auto insurance doesn't come to take the cars, what happens with them then? Chairman Dayton replied that Marston would have to apply for the title and sell it or junk it. She also asked if there is a time limit. Marston said that it usually takes about 3 months to get a title. He added that a couple of the vehicles down there now have been sitting waiting for the titles for about 6 months. Mike mentioned that it is in his best interest to apply for the titles as soon as possible, because Marston is only allowed 25 vehicles at a time. If Code Enforcement gets a complaint, then they would go down there to see if he is in violation.

Mr. Marston asked what is the number of cars allowed in your driveway and Code Officer, Jim Fahey responded that the Town does not have an ordinance so he has to follow State laws, which says if you have 3 vehicles that are not registered or inspected it is considered a junkyard.

**Scott moved, Mike 2<sup>nd</sup> to approve the application for 25 car storage yard at 986 Edes Falls Rd. All were in favor.**

## 2. New Business:

a. Preliminary Site Plan Review Application – Camps Newfound Owatonna – 4 Camp Newfound Rd. – Map 32 Lot 12 – Golf Pavillion

This is before the Board because it cannot be approved by the Code Enforcement Officer because it is Commercial, not residential.

The board went through the application. It is technically a building permit.

**James moved, Larry 2<sup>nd</sup> that the application is complete. All were in favor.**

**James moved, Mike 2<sup>nd</sup> that the project is approved as presented. All were in favor.**

b. Subdivision Application – Daisy Cutter Grp. LLC – Nokomis Subdivision Amendment – Map 7 Lot 21 – Lewis Rd.

Project Coordinator, Tom Greer gave an overview of the project. They would like to take 5 lots and make it into 10 lots. It is a 12-lot subdivision, 2 lots will be left under the original subdivision. No wetlands, test pits all over and the soil is great for septic systems.

**Mike moved, Larry 2<sup>nd</sup> to accept the application as complete. All were in favor.**

Abutter notices will need to be mailed out and they will continue discussing this project at the next meeting in February.

**3. Additional:**

The Board drafted Findings of Fact for the following:

- a. John Marston – Denial, Naples Rd. Storage Yard
- b. John Marston – Approval, Edes Falls Rd. Storage Yard
- c. Camp Newfound Owatonna – Approval Golf Pavillion

The Board had a discussion as to when they would be able to have workshops again, since they were told they had to stop by Administration because of the budget cut. Mike mentioned that he would like to have Admin use their stipends towards paying staff to attend their workshops and for their training. Alternate, Wendy Gallant did not agree that they should have to give up their stipends in order for the Board to do their job.

**Mike moved, James 2<sup>nd</sup> to submit a letter or email as a Board to the Selectboard requesting funds for workshops. All were in favor.**

**4. Next Meeting:**

February 5, 2025 @ 6:00 pm

**5. Adjourn:**

**Mike moved, Larry 2<sup>nd</sup> to adjourn at 7:35 pm. All were in favor.**

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Chairman James Dayton

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Secretary Kristen MacDonald