

**TOWN OF DAY PLANNING BOARD**  
**REGULAR MEETING MINUTES – Approved Apr 4, 2022**  
**7:00PM**  
**December 6, 2021**  
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**Roll Call**

**Members Present:**

Chairman Ted Mirczak  
Gary Newton  
Ellen Taylor  
Mary Ann Johnson

**Members Absent:**

Craig Trombley

**Counsel:** Jeffrey Meyer

**Other Attendees:** John O'Brien

Chairman Mirczak opened the meeting at 7:00PM

**Pledge**

**Motion**, made by Gary Newton, seconded by Mary Ann Johnson, to accept and approve the meeting minutes from the June 7, 2021 regular meeting of the Planning Board.

**Ayes:** Gary Newton, Ellen Taylor and Chairman Mirczak, Mary Ann Johnson

**Carried: 4-0**

**Old Business:** None

**New Business:** Informal meeting tonight to discuss Mr. O'Brien's concerns and questions on adjusting his boundary line, and if it is feasible.

Mr. O'Brien explained that he would like to adjust a property line between two of his own adjoining properties. It involves a corner lot so he wanted to see if it had enough road frontage. There is an existing right-of-way road that he would like to extend to connect his property to it. This road is on his property and would remain on his property but connect his other parcel.

Mr. O'Brien reviewed his current survey plan with the board and will get an updated survey to show his proposed changes, once complete he can make a formal appearance before the Planning Board for a boundary line adjustment.

Chairman Mirczak asked Atty. Meyer if he saw any issues going forward with an adjustment as discussed. If the boundary line was moved as noted in discussion with the board, then no, it is amending two non-conforming lots, but not making them more non-conforming, actually it would be making it more conforming. It will not be creating a substandard lot so it will meet requirements.

Chairman Mirczak asked the Board if they were comfortable with the boundary line adjustments as discussed and all would be in favor with it because it is not creating a substandard lot. It was determined by the Planning Board that there would be no variance need by the Zoning Board. It is also at the Planning Boards discretion if this boundary line adjustment would need a public hearing. Based on the line adjustment not being substantial it will most likely not be necessary. That will be determined at the time when the formal application is submitted and Mr. O'Brien appears before the board.

When Mr. O'Brien appears before the board with the application, he will need a certified survey plan showing the proposed changes, the deed description (new description of what it will be), and the application for a Boundary Line Adjustment.

**Continuing Business:** None

**Correspondence:** None

**Secretary's Report:** None

**Motion**, made by Gary Newton, seconded by Ellen Taylor, to **adjourn** this regular meeting of the Town of Day Planning Board was made at 7:35PM.

**Ayes:** Chairman Ted Mirczak, Gary Newton, Ellen Taylor, Mary Ann Johnson

**Carried 4-0**

Respectfully Submitted,  
Diana Edwards  
Clerk