



PLANNING BOARD MINUTES
FOR AUGUST 18, 2015

Post lead the Pledge of Allegiance.

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:35p.m. Present were Howard Post, Paul Andreassen, Carol Furman, Kenneth Goldberg, William Creen, Michael Tiano, and Dan Weeks. Absent: William Hayes. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Andreassen to accept the July 2015 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Site Plan-Farmhouse Commons/Paul Page-Plans presented by Michael Moriello, Esq. Submitted a draft on the 7th for Shuster review, made the changes and added a service for traffic and has final to hand out. Shuster-reviewed Neg Dec had approval in Feb. 2012 and now modified. There are some disturbances and increases but slight not significant. Checking water pressure on sprinkler system is a site plan review issue not part of Neg Dec. Goldberg-question on traffic review when is the extra 100 cars in morning or evening. Shuster-less than 100 new vehicles either peak hours so no further information needed. Weeks-reconfirm old Neg Dec but application is new. Shuster-amended Neg Dec now to this plan. Andreassen-updated stormwater. Shuster-area disturbance same and updated Engineer and SWPPP is satisfactory. A motion by Goldberg seconded by Creen to approve the amended EAF as submitted. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen to schedule a public hearing for September 15, 2015. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Minor-Jed and Nicole Sagazie-Tissal Road. Plans presented by Jed and Nicole Sagazie. Shuster-this was rezoned from Industrial to MDR one year ago at Sagazie request and have a question on divided portion of Tissal Road and if Town maintains. Nicole-is a public road Town owns. Needs to check with Town Highway. Shuster-discussion on view shed and utility easement and deed restrictions. Jed-is easement for electric and is in deed and is cut for utilities. Shuster-why not move lot line over to easement. Nicole-want minimum acreage, want to keep small. Weeks-any other easements. Jed-no. Shuster-no impacts on environmental issues and will need a public hearing. Shuster, Weeks and Andreassen-discussion on view shed easement-know it is there but not see it, the effect has on developing, view and keep trees from growing, not for Town to enforce and not in waterfront-is an understanding-know how to word it. Jed-

to keep view as there is a ledge and cannot build. Andreassen-contact Highway Dept. for ownership of road. Jed-Town plows making the loop and not beyond. Shuster-needs to be clarified. Furman-would need Road Maintenance for future subdivisions. Andreassen-perk tested. Jed-yes no problems. Shuster-submit a copy of perk test. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Furman for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to schedule a public hearing for September 15, 2015. All in favor, none opposed, carried. *PIBd will e-mail Highway for Tissal Road status.

2. Lot Line Revision-Daniel Harper-George Sickles Road. Plans presented by Dan McCarthy. Opus 40 subdividing a 2 acre Parcel 3 to Harper. Meets Zoning. This parcel is a flag lot off George Sickles Road. Leaving lot line configuration open as Opus 40 might want to square off the parcel but will consist of same acreage as designated. A motion by Goldberg, seconded by Furman to declare as a Type II Action. All in favor, none opposed, carried. McCarthy-wants to build a house on new parcel and in future subdivide off his present house. Would need a Road Maintenance Agreement. A motion by Andreassen, seconded by Furman to grant Conditional Final approval pending metes and bounds of parcel, owner and PIBd signatures and no public hearing necessary. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.
2. Furman discussion on Complete Streets: Presented Weeks' draft on how PIBd can work with developers. Bike, walk and drive –for developers and to change roads. Weeks-best to point out what exists and further their plans. Creen-main concern is that most roads now are not capable for this. Furman-Discussion that CPC and SPAT can review what the Town sends them. State has a Complete Streets grant. Weeks-try to use what Town has-easements for pedestrians to Zoning and complies with Holiday Express. Walkway from one development to another development. Creen-who would have to pay for it. Weeks-ask Holiday Express-they can refuse but ask them. Weeks-also did not know about the Park & Ride being added. Shuster-no one standard technique. Weeks-eventually connect. Read Zoning Laws on bike and sidewalks. Shuster-same situations same recommendations. Weeks-says “shall” not “may”. STATT-Kristen Wilson, is informed and can discuss but her grant ends in October so would not be able to talk at PIBd meeting. Post-as a PIBd we have to go by recommendation of CPC does not need to reaffirm. Furman-Weeks did a good job with draft. Shuster-difference with easement along property line and walk ways through the property. There are a few active court cases. Weeks-there are ways to do this. Andreassen-important to address from here on out and be consistent.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 8:35p.m. All in favor, none opposed, carried.

Submitted by:
Juanita M. Wilsey, Recording Secretary