



PLANNING BOARD MINUTES  
FOR JULY 18, 2017

The Pledge of Allegiance.

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Howard Post, William Creen, Daniel Ellsworth, Paul Andreassen, and Len Bouren. Absent: Carole Furman, Kenneth Goldberg and Michael Tiano. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, present. Dan Shuster, Consultant, was present.

A motion by Andreassen, seconded by Creen to accept the June 2017 Minutes. All in favor, none opposed, carried.

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

1. Site Plan-Kiniry West LLC-Rt. 212. Plans presented by Chris DiChiaro. Updated plans. Add shade trees, elevations, turned building so gable faces the road. Looks like a country store. Post-an attractive building. Needs Board of Health. Has DOT approval. A motion by Andreassen, seconded by Creen to refer to the UICoPIBd for review. All in favor none opposed, carried.

2. Plan-Agawam Hospitality Group LLC-Liberty Street and Rt. 32. Plans presented by Bruce Utter. Submitted visuals from Hudson River. Can just see the top of the restaurant from the River and is the only 2 story building. It is set back from River. Shuster-archeology study still continuing. Utter: Still Phase II field work and when done will write report. Found a few pieces of Chert. After the written report then can proceed with grading, utilities, etc. Andreassen-did DOT approve Rt. 32 entrance. Utter-DOT denied Rt. 32 with the right hand turn only. Will use Liberty Street for access. Liberty Street is 22ft. or 24ft. wide. Extending existing driveways from houses to connect to Liberty Street. Do not impact Glasco Water – will increase water flow. Had a Town meeting to discuss water district –revise water district line to run along Southern part of parcel. About 2 or 3 trucks will use the Rt. 32 access. Andreassen-can gate off Rt. 32 and use for emergency use only. Bouren-safer to have two entrances. Andreassen-bring up emergency use for approval. Utter-Fire Dept. wanted road to loop and connect for easier access. Andreassen-number of occupancy. Utter-72 bedrooms and 120+ for restaurant. Utter-the road is gated off on loop so people do not drive to cabins.

3. Site Plan/Special Use Permit-Cellco Partnership/Verizon-Goat Hill Road. Plans presented by Hyde Clarke. Discussion on R. Graiff report on RF safety and is correct that waves are under 1% of maximum standard. Wind speed by Verizon is correct. Bond for \$25000 for decommissioning cost. Shuster-check with Engineer if \$25000 is appropriate. Ellsworth-what is size of parcel and if tower falls, it will stay on parcel. Owner-just under 5 acres and is close to one side of flag lot but yes tower will stay on parcel if it falls. Clarke-tower is already there. Andreassen-does antennas, etc. stick out more than 6ft. Clarke-no. Post-referred to independent specialist and his response was that the emissions are 1% of maximum standard. A motion by Creen, seconded by Bouren to reaffirm the Neg Dec. All in favor, none opposed, carried. A motion by Creen, seconded by Bouren to approve the Special Use Permit. Motion approved. Andreassen-opposed. A motion by Post, seconded by Creen to approve site plan with Condition to be reviewed by a qualified Engineer for the amount of the Bond. Motion approved. Andreassen opposed. A motion by Post, to amend the prior site plan and special use permit approvals and to make a motion to approve the site plan and special use permit. Motion approved. Andreassen opposed.

#### PRE-HEARING CONFERENCE:

1. Site Plan-Carin and Mark DeNat-Kelly Road. Plans presented by Carin DeNat. Three months ago received Special Use Permit for educational program. Now needs approval for parking spaces and a building for educational sessions. A one story building. No water, no septic and no kitchen. Will bring in port o potty when needed. They have 2 outhouses. Post-if adding any buildings will need to come back for approvals. Bourne-think about a composting septic toilet. DeNat-will look into it. Post-Alvie Weeks knows about outhouses/port a potty. DeNat-yes and is ok with that. Open space parking area of grass and gravel. Chace-already leveled with shale. Will have 15 or less students. Will be growing food. Building will be on small piers with wood floor. Post-if put in septic in future will need PlBd approval. A motion by Creen, seconded by Andreassen to approve the amended site plan to include buildings and parking spaces. All in favor, none opposed, carried.

#### MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Creen, seconded by Andreassen to adjourn the meeting at 8:15pm. All in favor, none opposed, carried.

Submitted by: