

MINUTES
PLANNING BOARD MEETING
June 20, 2018

PRESENT: Bert Hamill, Chairman, Liz Freeman, Deirdre Daley, Lou Alvarez, David Lage, Paul Termin, Ned Nichols and Debbie Deaton

The meeting was called to order at 7:30 p.m. at the Town Office.

Bert appointed Lou to fill in for Ed Dekker during his absence.

The Board reviewed the minutes of the June 6, 2018 meeting. The time for the continuance of USA Properties on September 19, 2018 was written as 7:10 and should have been 7:40. Bert accepted the minutes as amended.

Excavation Inspection Review:

Bert and Deirdre inspected all of the active gravel pits on June 16, 2018. Bert will write up detailed reports for each pit that was inspected and present them to the Board at the July 18, 2018 meeting. Bert mentioned they stopped by the Smithville Road construction site (Kenny Lehtonen) while they were out because of a complaint regarding erosion. Bert stated that he spoke to Rick Donovan (Building Inspector) on Monday and erosion controls were in place.

Jalen Rines 3 Lot Subdivision:

Bert read the Public Notice and opened the hearing. Paul Grasewicz presented the proposed subdivision. There are no waivers requested. Liz made a motion to accept the application as complete. David seconded the motion and it passed unanimously.

The Board reviewed the application for compliance and told Mr. Grasewicz that he needed to contact Kent Brown Engineering to go over the plans and get a review letter from him. There are several issues that stand out immediately: 75' squares are missing, existing house is encroaching on the right of way which needs to be noted on the plans, utilities need to be underground, driveway is over the 20' setback, common driveway needs to be named, etc.

Paul made a motion to continue the Public Hearing to July 18, 2018 at 8:10 p.m. Deirdre seconded the motion and it passed unanimously.

Jacqueline Drive/Green Farm Road Update:

An inspection of the Jacqueline Road and Green Farm Road was done on Wednesday, June 13, 2018 at 1:00 p.m. by Bert Hamill, Kent Brown and Peter Goewey. Bert and Kent Brown wrote a letter to Mr. Litchfield stating the items for the punch list (attached). John Schaumloffel, 55 Jacqueline Drive, mentioned that there is significant settling at the end of his driveway. David mentioned the requirement for 15'-20' sections at the end of each driveway hadn't been paved by Mr. Litchfield. He suggested Bert write a follow-up letter to Mr. Litchfield addressing these items.

Capital Improvement Plan:

No progress has been made. Deirdre will follow up with Carlotta.

Homeowners Association Discussion:

Deirdre went through all of the changes that have been made at past meetings. She will bring the final document to the meeting on July 18, 2018 to be reviewed and voted on.

Other Business:

Bert reminded everyone there will be no meeting on July 4, 2018.

Debbie informed the Board that there will be a lot line adjustment application on July 18, 2018 at 7:40 p.m.

Bert asked the Board if anyone would be interested in the delegate position for the South West Regional Planning Commission Board and asked Debbie to find out if anyone on the Conservation Commission or the ZBA would be interested. Lou stated he would be interested if no one else was. Bert mentioned that he is interested.

Dave and Bert raised the issue of inspections and coordination with the Building Department. The discussion was tabled for a future meeting.

Paul made a motion to adjourn at 9:30. The motion was seconded by Lou and passed unanimously.

Respectfully submitted,
Debbie Deaton
Land Use Clerk