

PLANNING BOARD MEETING MINUTES

October 11, 2018

PRESENT: Elmer Clegg, Steven Strojny Daniel Doucette, William Grant, John Carroll, Lou Gallo, Elizabeth Brown

ABSENT: Jeanne Azarovitz, Sandra Goldstein

STAFF: Jennifer Copeland

PUBLIC: Pete Ryll, Linda Zuern, Robert Bowman, Gail Molino, Joseph Francouer, Jim Mulvey, Donna Beers, Ron Matheson and other members of the public

Chairman Clegg called the meeting to order at 7:05pm.

81P: 340 MacArthur Blvd. 1 lot.

Chairman Clegg: The review by the Town Planner pointed out three deficiencies as submitted. And 81P we have 21 days to act, how to proceed?

Mr. Strojny: It's not properly before us and they were notified. The deficiencies are clerical in nature.

MOTION to continue to 10/25/18. The MOTION was seconded by Mr. Doucette with all in favor.

Public Hearing for Special Permit #07-2018: Canal Land Surveying. 683 County Rd. Back Lot Subdivision for one additional buildable lot.

Pete Ryll: The property is a 7 acre parcel and meets all the requirements. Will have a 50' cul-de-sac which is 10' shorter than a normal one. This is for one additional house.

Mr. Grant: Looks to comply.

Pete: So you can't have another back lot subdivision next to it, would have to wait 5 years.

Jen Copeland: It complies.

Mr. Grant made a MOTION to approve. The MOTION was seconded by Mr. Strojny. Roll call vote as follows:

Mr. Doucette – yes

Ms. Brown – yes

Ms. Goldstein – absent

Ms. Azarovitz – absent

Mr. Gallo – yes

Mr. Strojny – yes

Mr. Carroll –yes

Mr. Grant – yes

Mr. Clegg - yes

Public Hearing for Modification to a Definitive Subdivision: Robert Bowman. Dayna Lane Extension. Change to the driveway.

Bob: The existing driveway was put in after I sold the property. It goes down the middle where the road would be. I'd like to go off of it for my other lot. Original conditions for Fire Dept. flow test was supposed to give the results to the Water Dept. Met with Ms. Brown on site. I want to build a house for my daughter. Want to keep it looking like it does now if possible. I live on an abutting lot.

Chairman Clegg: There was a \$10,000 bond the Town took for failure to pave the road.

Bob: The road was started and not finished. I didn't build Dayna Lane, that was Patrick McManus.

Ms. Brown: The extension doesn't exist, only on paper. There are two driveways on Dayna Lane. One is the path that would be the extension. It's a long driveway that turns into Lot 82 which has a house.

About midway down the driveway, wants to build a driveway into Lot 84 for his daughter. Have to widen to 15'. Asking to change Dayna Lane Extension, not do what was originally approved. Lot 84 would need a hammerhead to turn around. This is less invasive than a road, less paved surface.

Chairman Clegg: How is access given to parcel 40? – off a turn around.

Dayna Lane Extension Cont'd:

Ms. Brown: This has been extended a few times. Utilities are already underground. Will have to be constructed to subdivision standards unless we say it's a driveway. It's not maintained. The Town plows Dayna Lane. Hammerhead ok if the flow is ok. There would be a 14' high umbrella for the trees.

Mr. Gallo: Will the hammerhead replace the cul-de-sac?

Bob. No. 170' with the hammerhead and hydrant, make the driveway 15' wide and a turnaround at the house.

Mr. Gallo: Have encountered a few of these. Approved hammerheads.

Mr. Doucette: In the past we've allowed a driveway for one house. If another is proposed, the road needs to be brought up to subdivision standards.

Chairman Clegg: Lot 40 has access off the end of Dayna Lane. Lot 82 is the long driveway off the end of Dayna Lane. The house on lot 59?

Bob: That is my house and is accessed from Head of the Bay Rd. Lot 84 is 2 acres. Want to use this driveway so don't have to remove lighting, etc. The Road only has to be built to station 6.0.

Mr. Doucette: Let the driveway go through to give access to the current lot.

Chairman Clegg: Never built to Station 6, why?

Bob: My daughter was little and didn't need a house.

Mr. Strojny: Didn't do what he was supposed to. Do we grant a waiver? The Fire Chief says 15' wide is better than a hammerhead. Makes sure to have it at the house.

Ms. Brown: Only other concern is any further development off lot 59. No further subdivision of that lot.

Mr. Strojny: If he wants to subdivide, he'll have to come back before us.

Chairman Clegg: He has an approval with conditions, now asking for some to be waived.

Gail Molino, lot 82: My driveway is from the cul-de-sac. Concerns the land drops down where the driveway should have been. My driveway is 11' wide. He's proposing major construction ½ way down my driveway, trucks, what if a fire? All words, paving of the road?

Chairman Clegg: Construction is temporary. Who plows now?

Gail: I'll have to hire someone.

Bob: We'd both be responsible for plowing.

Gail: Asphalt driveway, easement granted for the driveway.

Anne Franko, 4 Dayna Ln: Lot 40, Concern as for fire department getting back there. Not sure how affect my corner lot and the wetlands.

Ms. Brown: It was approved with the wetlands in mind. This a plan for a more extensive road or do a driveway.

Chairman Clegg: Hill, has to get certification that adequate pressure and flow at the hydrant.

Anne: Is that hydrant sufficient for the three houses?

Chairman Clegg: That is a water department issue. We don't have a certified plan showing what you want to achieve.

Mr. Doucette: If build as originally approved, would get town services.

Bob: Easement granted to lot 82. The driveway went in about 18 years ago. I don't want them to change all that is there (driveway, lights, etc).

Ms. Brown made a MOTION to continue to 11/8/18. The MOTION was seconded by Mr. Strojny.

Chairman Clegg: We can't approve without agreement from the neighbors. If built the road, they'd be better off than now. How is interest better served by a driveway or a road with lots of conditions?

All in favor of the MOTION to continue.

Committee Reports

LCP: Met today. Our workshop is on 10/27 from 10-12 at the High School library. Goal is to solicit public opinion for the revision of the LCP. Public invited. The vision for the town moving forward.

Mr. Carroll: Advisory committee on the bike path, approved. Work with OSC and CPC joint meeting to further discuss what like to do with funds. Hire a design company, put out a bid.

Chairman Clegg: Thank Ms. Brown and Mr. Strojny for excellent presentation at Town Meeting. The Citizen Planner Training Collaborative. Fall seminars. I'll send to the Board, encourage attendance.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Strojny with all in favor.

With no further business before the Board, the meeting was adjourned at 8:32pm.

Respectfully submitted,
Ann Gutterson