

The regular meeting of the Planning Board was called to order by Chairperson Jim Nakas, Tuesday February 20, 2001, 7:05 PM.

Members present	Chairman	Jim Nakas
	Andy Peebles	Board Member
	Rick Markoff	Board Member

Others present	Ed Gagen	Town Attorney
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Motion by Rick Markoff to accept the minutes as written, seconded by Andy Peebles, passed unanimously.

PUBLIC HEARING: Case #265 --Appeal of Lynn Hutton for a 5-lot subdivision to be phase II of the Summer Ridge subdivision.

Lynn Hutton and his Engineer Tom Holbrook were present and presented plans. Have detail of retention pond and topography at 5 feet intervals.

John Dunkle the Town Engineer was present. He stated that all the items have been taken care of.

Mr. & Mrs. Russell Saladin neighboring property owners were present and stated that they have drainage water problems. Mr. Hutton has spent money and time trying to straighten this problem out, and was not aware that there was still a problem there. This is in the Phase I of the subdivision and Phase II will not affect this area.

Mrs. Myerdeck was present and was concerned about problems with well. They have silt in their well when new wells have drilled in the area and now have a filtration system in their home. She also expressed concern over the type of houses that will be built. Would they be similar to those that are there? Mr. Hutton stated that the houses would be well built and would be in character with the neighborhood.

The retention pond is for erosion control during construction.

Motion by Rick Markoff to close the Public Hearing, seconded by Andy Peebles, passed unanimously.

Mr. Hutton is in compliance with the issues expressed by Town Attorney John Langey in letter dated February 8, 2001 that is on file in the Town Clerk's Office with the exception of the paved road. Mr. Hutton is willing to give the Town a letter of credit for completion of the road. Because of the delay in getting the paving material would like to put down gravel layers and be able to get building permits before the road is paved. This would be for lots 16 and 21 only. Mr. Hutton has potential buyers and would like to be able to sell the lots.

Mr. Dunkle explained that might be a risk to the applicant in as much as he would be responsible for removing contaminated gravel if it should become contaminated during construction and then new gravel would have to be put down.

Motion by Rick Markoff that the board declare themselves lead agency, unlisted action, negative declaration and to approve the application with the provision that Mr. Hutton comply with the issues raised by Attorney Langey and that the gravel layers must be completed before building permits can be issued, seconded by Andy Peebles, passed unanimously.

PUBLIC HEARING: Case #266- -Appeal of Grant Carroll Estates for a 3 lot subdivision on the east side of O'Connell Road about 1/2 mile north of the intersection of Route 20 and O'Connell Road in an agricultural residential district.

Each lot would be more than 8 acres. Driveways would be onto O'Connell Road. Attorney representing the GrantCarroll will check with Leon about the driveway cuts.

No reply from SOCP A at this time,

Prospective buyer of one of the lots was present. There was no one there in opposition.

Needs to have final plat with names of neighboring property owners.

Motion by Rick Markoff to close public hearing, seconded by Andy Peebles, passed unanimously.

SKETCH PLAN CONFERENCE: Fred Miller for a home occupation to paint motorcycle parts and small engine parts in garage. The board advised Mr. Miller that in order for him to get an approval for a home occupation, the business must be done entirely within the home.

Mr. Miller would be doing the work in his garage. He was advised that he would have to go to the Zoning Board for a use variance.

Mr. Miller withdrew his application. Motion by Andy Peebles to refund application fee, seconded by Rick Markoff, passed unanimously.

Kurt Watson came in *for* advice on a subdivision he is proposing on Commane Road Needs survey with plans.

Motion by Rick Markoff for adjournment, seconded by Andy Peebles, passed unanimously

Meeting adjourned at 8:32 PM,

Respectfully submitted, Peggy Sutton