

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on March 20, 2007 in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 PM.

Present: Brad Bush, Acting Chairman
Barb Lasky, Member
Shawn Adam, Member

Absent: James Nakas, Chairman
Richard Markoff, Member

Recording Secretary, Mary Jo Kelly

Others present: John Langey, Planning Board Attorney
Ralph Lamson, CEO
Jim Dolan, Contractor for Tenn. Gas
Hans Christopherson, Surveyor for Tenn. Gas.
James Cecile, Att. For Keough Estate
Mr. & Mrs. Nelson, Applicants
Mr. Keough

Acting Chairman Bush called the meeting to order at 7: 02 P.M. and welcomed everyone. Acting Chairman Bush asked if there were any additions or corrections to the February 20, 2006 Planning Board Meeting Minutes. There were none. Acting Chairman Bush said the minutes will stand as submitted by the Secretary.

CASE # 382 Sketch Plan conference for Estate of Anna Keough for a 3-lot subdivision of the property located on the east side of Route 91 in an Agricultural/Residential District. (Tax Map No. 001.-06-15.1).

James Cecile introduced himself as the attorney for the applicants. This parcel is one of the last remaining things to do before settling the estate. They are trying to divide it between the 3 heirs. No one is looking to build on it. The lots would be labeled "Not Approved Building Lots". Tim Keough, Robert Keough and Helen Nelson are the heirs. He contacted Nancy Herder of SHPO as there may be some area on the property that might be considered archeological sensitive. He spoke to her on January 9th and she advised it could be 3 months before they could look at the property. He spoke to her again today. Her concern is if someone builds a single family home on the property, it could disturb some remains that might be there. He advised her no one is looking to do this. She wants to be sure that everyone is on notice that there could be remains there. The estate is willing to put some note on the map stating that no one will be disturbing the property. Nancy explained that before anyone did anything in the future to disturb this land, they had to be sure they got their approval not only from the Planning Board but from the state.

John Langey asked Ralph Lamson how he would police this. How do we make sure 15 years from now that someone sees this before any building permits are issued? He asked if the subdivision maps are usually checked for restrictions.

Ralph said sometimes but not always. He thinks it's something that should be done.

Member Lasky asked if this involves all 3 lots.

John Langey believes SHPO would say it's the entire area. The Board would need the lots to be numbered on the map and a new revised date to be put on it. A notation showing the existing homestead lot should be on it too. He asked about the right-of-way shown on the map.

Mrs. Nelson said it was a right-of-way granted by her mother so people could have access to that lot.

John Langey recommended getting the wording required from Nancy Herder at SHPO.

Jim Cecile said her biggest concern is that the note be on the map stating the area might be archeological sensitive.

John Langey would recommend the Board let he and Jim Cecile work through the wording for this. The applicant needs an updated map taking off the section on the other side of the road, showing a new revised date, showing a new subdivision name, stating it's a final plat and numbering the lots. He asked about the land behind the homestead.

Mr. Keough said the land levels out and is rather flat.

The Board will need to be sure everything is in order before scheduling this application for a public hearing. Hopefully this can be scheduled for a public hearing at the May meeting.

CASE # 385

Sketch Plan conference for application by Tennessee Gas Pipeline Company for Controlled Site Approval for expansion of the use of their property located at 3447 Sentinel Heights Road in an Agricultural/Residential District. (Tax Map No. 025.-02-05.2).

Jim Dolan introduced himself as the contractor for Tennessee Gas Pipeline Company. Hans Christopherson introduced himself as the surveyor.

Hans Christopherson submitted a map dated 3/8/07 and prepared by Christopherson Land Surveyors. He advised the proposed construction is within the fenced in area. He submitted an engineering study to the Board prepared by Allen Engineering and dated 3/8/07. The whole area including the existing compound will be about 15 acres. This will required bout 6 months to construct.

Jim Dolan said it depends on the weather. He showed the Board a grading plan which can be sent to the town engineer for review.

Acting Chairman Bush asked when this project is done, will it work alongside the existing building or will it replace the existing building?

Jim Dolan said it will be alongside the existing building.

Hans Christopherson submitted a narrative of what the intent is.

Acting Chairman Bush asked if this is because of increased demand.

Jim Dolan said he doesn't have this information but can find the answer out for the Board.

John Langey asked if the material stockpile area is temporary.

Jim Dolan said yes.

Member Adam said in the Narrative it says no new fencing or road, however, the map shows new fencing and a new road.

Hans Christopherson said the new road is required as the existing road goes right through the new building.

Ralph Lamson said it would really be their driveway. He thinks they might want to change this on the map.

Hans Christopherson gave John Langey the name of the engineer who is taking care of the erosion control. Her name is Judy Allen.

John Langey asked if a plan is being done for this.

Hans said yes.

John Langey said the Town Engineer will review this. He said they should get a copy of the Town Zoning Ordinance to be sure they meet all the requirements for a Controlled Site Approval. He asked if there is going to be any lighting.

Hans said as far as he is aware, it will be no different than what it is now.

Acting Chairman Bush said it's security lighting now.

John Langey asked if the lighting would be a negative impact on the area.

Acting Chairman Bush wouldn't expect it to be.

Ralph Lamson said they have a large amount of area up there and he believes it would only spill out onto their property.

John Langey asked if they use the down caps on the lights.

Hans said he didn't know. There may be some temporary construction lighting too.

Member Adam asked if the setback from the road is O.K.

Acting Chairman Bush noted they are 230' back from the road so they are O.K.

John Langey asked if they are going to do any landscaping.

Ralph Lamson said the compound is pretty much blacktop.

Hans said there are some Norwich Spruces which have grown quite a bit which partially block the compound from view.

Acting Chairman Bush said it is a well maintained area.

Ralph said he spoke to a gentleman from Texas today who said he would fly up for tonight's meeting if he needed to be here. Ralph advised him it probably wasn't necessary for tonight's meeting but he may want to be at the public hearing to answer any questions.

Acting Chairman Bush said he doesn't see any problem with this.

Ralph said the contractor advised they would work 7:00 a.m. to 7:00 p.m. on construction.

Jim Dolan didn't know if they would work 7 days a week or not.

Member Adam asked how long the projected construction schedule is.

Hans believes they want it done by November.

Jim Dolan said they would like it up and running by November 7.

John Langey asked about any signage.

Member Adam said there is existing signage.

John Langey asked the height of the new building. Will it be higher than what already exists there?

Jim said 31' and then it slopes off.

John Langey asked the maximum height requirement for a building.

Ralph said 35'.

The Board noted they are O.K. with the height.

John Langey said a referral to County Planning must be made for this as it's on a county road.

Member Adam noted there were a lot of conditions in the previous Resolution for this property.

The Board reviewed the 1991 Resolution for Case #448.

John Langey noted there are 60 parking spaces noted on the map. Are these for the construction workers?

Jim Dolan said yes.

Member Lasky asked if the LFD is aware of this expansion.

John Langey asked Ralph if the Fire Dept. should be concerned about this.

Ralph said they aren't going to be doing anything more than the construction they propose right now so he doesn't think it's necessary.

John Langey asked what will control the runoff. Is there going to be a basin put in?

Hans thinks there will be a series of small dams.

John Langey asked if the erosion control fence stays up forever or just during construction.

Hans said just during the construction.

Jim Dolan said the silt fencing is usually left up for a year after construction.

There were no further questions. This will be scheduled for a public hearing at the April meeting.

Member's Lasky moved and Adam seconded the motion to adjourn. Motion passed unanimously.

The Planning Board Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Mary Jo Kelly

Secretary

Adopted 4/17/08 with following correction: Page 3 "Norway" spruces in place of "Norwich spruces".