

07/19/05 Planning Board Minutes

The meeting on Tuesday, July 19, 2005 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: Anne Fanelli also: Tom Stynes, Asst Bldg Insp
James Millard Jim Wyzykiewicz, Town Eng
Thomas Reid Rosemary Bapst, Dep Town Atty
Robert Waver
Fred Streif, Chairman

The minutes of the last meeting of June 21, 2005 were approved as submitted.

The only item on the agenda was a preliminary Site Plan for NRCC Colony Corp for Stone Ridge Estates on Rice Road. Mark Alianello, Consulting Engineer, Heather Horth with Mark Alianello; Rich Ebeling and Chris Muller with NRCC Colony Corp; and Phyllis Todoro with Attea & Attea Attorneys were present for the meeting. Mr. Alianello began the discussion on the percolation tests done on the proposed lots less than 5.01 acres. Revised plans dated 7/12/05 were submitted referencing Soil Log & Perc Data. A stamped set of drawings were submitted to the Building Department. They are still proposing 29 lots. A gravel pit with sandy soil at the bottom begins at the northbound lots of 2 & 7 and travels behind the barn on Mr. Weller's property. Lots 12 & 13 on the original plans had inadequate soils, but a ridge of gravel was discovered on the property with adequate soil depth and good percolation, so a more topographic survey was done to configure exactly where the ridge is and where lot lines will be placed and septic systems. The intersection of the short cul de sac to the west will be moved a couple of hundred feet to the north. The size of the cul de sac has not changed from the original plans and meets Town specifications. Mr. Alianello was informed that a stamped survey showing all lot depths and placement of septic systems will be required and to also include the set back of the barn by lots 15 & 17. A deed description will be required for the Drainage District. Town Engineer Jim Wyzykiewicz suggested Mr. Weller's property be included in the Drainage District.

Presently there are 11 five (5+) acre Chapter 100-2 lots and 18 lots of 2 or more acres that fall under standard subdivision which need to be rezoned Res. B (minimum 250' lot

depth) or Res. A. (minimum 300G+ lot depth). The homeownerG+s park was reduced from 2.4acres to1.6acres to allow for adequate frontage on the surrounding properties. Plans of the road and cul de sac need to be to meet Town specifications and submitted for approval to the Highway Superintendent and the Town Engineer. There will not be sidewalks, there will not be an island at the entrance, no streetlights, but every driveway will have a minimum watt light at the road, no curbs, but concrete gutters with stabilized shoulders, fire hydrants within 500G+ and 8G+Ñ water lines throughout the subdivision. Placement of the water lines will be discussed with the Water Department and the fire departments.

The deed restrictions were briefly discussed. A letter from Mr. Weller is required acknowledging & approving the rezone of the property and a drainage district being formed. Chairman Streif entertained a motion to give preliminary approval of the site plan to Stone Ridge Estates. Mr. Reid so moved, seconded by Mr. Millard. Poll vote G+(4 ayes, 1 no. Motion Carried. (Mrs. Fanelli voted no).

Old Business:

Chairman Streif mentioned the bonding for Springbrook Shores and the final plan needs to be signed.

Conservation easements and the formation of a Conservation Board were discussed.

Chairman Streif mentioned a checklist should be given to applicants applying to the Planning Board so they can come prepared for the meetings. Tom Stynes stated the Building Department provides copies of Chapter 117 to applicants coming before the Board for site plans.

There being no further business, the meeting was adjourned at 9:02PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk