

Regular Meeting and Public Hearing

PRESENT: Roger Williams, Chairman, John Mancino, Mitch Hoffmeister, Cary Early, Bruce Tanner, Douglas Waterman, Planning Board Members. Geoff Worden ,CODES Enforcement Officer. Wendy Bono, Planning Board Clerk.

GUESTS: 13

Chairman Roger Williams opened the Regular Planning Board Meeting at 7:00 PM.

Motion to approve Minutes from November 2014 meeting made by Bruce Tanner, second by John Mancino. All in favor so moved.

Chairman Williams opened the first Public Hearing for Andrew Dugan at 7:02 pm. No one was there to speak either for or against the sub-division. Motion to approve the Dugan sub-division made by Douglas Waterman, 2nd by Bruce Tanner, all in favor, so moved.

Motion to close Dugan Public Hearing at 7:05 pm made by John Mancino, 2nd by Cary Earley, all in favor, so moved.

Chairman Williams opened the second Public Hearing for Resurrection Life Fellowship at 7:06 pm. John Wickes representing for Resurrection Life Fellowship illustrated and spoke about their site plan review for new construction. The members of the Planning Board asked some questions in reference to existing well, road frontage, and slope of the driveway as well as the material that is going to be used for the driveway. The Planning Board told Mr. Wickes that they would like to see some type of shrubs added to the parking lot side facing State Route 20 as it is a Scenic Byway and they felt it would add to the overall appearance of the project. Mr. Wickes agreed. The Planning Board also wants the fire department to look at the site plans for approval of entering and exiting of emergency equipment when needed. Four individuals where present to speak about the site plan:

Norman Fuess: asked how far away from his property line is septic field and wanted to know if this project will have any effect on the underground culvert that is located about 300' from the building. Mr. Wickes told Mr. Fuess that the Septic field is approximately 90' from his property line and the project will not have any effect on the underground culvert. Mr. Fuess "Since we continue to pave over our agricultural land, I want to protect mine."

Denise Still: How far from the lake is the bio retention area and what purpose does it serve. Mr. Wickes said the bio retention retention area is 200 yards away from the lake and the purpose of it is to slow down the process of ground water so it simply goes into the ground instead of run off.

Amy Perry: Are you changing the contour line so the water runs towards the lake. Mr. Wickes said no it will flow toward the parking lot into the bio retention area which slows water down.

Earl Coleman: Keep in mind shrubs are not really a big deal for appearance as the parking lot there will only have cars in it 1/2 a day a week. It may help with drifting.

Planning Board does not have a problem with site plan of new construction with the exception of the shrubs lining parking lot. Resurrection Life Fellowship will keep Planning Board informed as they progress.

Motion to close Resurrection Life Fellowship Public Hearing at 7:55 pm made by John Mancino, 2nd by Mitch Hoffmeister, all in favor, so moved.

John Gentelia: had Brian Chapin with him to show the survey of his property which he wishes to sub-divide into two parcels. One of the lots only came out to be 0.864 and the other was 2.638. The lot that is only 0.864 is not in compliance with our regulations. Mr. Gentelia will have to move the property line and 2 sheds to make that lot at least 1 acre. Mr. Gentelia agreed to do so and will return next month.

Andrew Ransguard and Rudy Buckley: Presented a proposal to the Planning Board for a hotel and spa to be located on a 13.5 acre parcel near Lake Moraine. They are just in the very preliminary portion of the project but wanted some feedback from the Board. The Board agreed the project looks like they should move forward and get together a site plan for the Board to review. That will probably not happen until at least February 2015.

Geoff Worden: Presented an email and a map from Scott McNamara. He is proposing some changes on a piece of property he owns on Lake Moraine. After reading the email and seeing the map the Planning Board were all in agreement that he has three choices.

1. Have people around him sign off
2. Build up to get the extra feet he needs
3. Go smaller

Motion to adjourn at 8:42pm made by Mitch Hoffmeister, 2nd by John Mancino, all in favor, so moved.

Submitted by
Wendy Bono
Planning Board Clerk