

Austerlitz Planning Board  
Meeting Summary  
Sept.4,2014

Present: Chairman Jay Engel, Sue Geel, Deborah Lans, Richard Madonia, Marie Meehan

**Public meeting called to order at 7:05**

Brief review made by Attorney William Better on **David Seth Michaels minor sub-division.**

It was noted that no more than four families are permitted to use the private driveway.

The private road maintenance clause is recorded in several of the user's property deeds and has been operative for years on the existing road.

The receipts for letters sent to the neighbors with abutting properties were given to chairman for the files. Mark and Betty Platt, users of the private driveway, were the only neighbors in attendance. The Platt family stated they have no objection to the sub-division if this deed maintenance agreement remains in place.

It was noted that this maintenance agreement (formulated in 1986) is not in accord with the town's most recent private driveway maintenance regulations but, as a deed agreement, is constitutional.

With no further questions or comments from the public, a motion was requested to close the public meeting.

Motion: Richard Madonia, Second: Susan Geel Approved by all.

**Regular Planning Board meeting called to order at 7:15.**

**Motion requested for approval of the minutes** for both July and August meetings:

For approval with a minor change in July minutes

Motion Richard Madonia, Second: Susan Geel Approved by all.

August minutes approval,

Motion: Richard Madonia, Second: Deborah Lans Approval 3

No approval 1 (due to absence in Aug.)

**Unfinished Business**

David Seth Michaels Minor sub-division

Highway Superintendent Robert Meehan has reviewed the condition of the driveway in readiness for the projected use by four families and has stipulated the need for two lane width and a turnaround. This requirement needs to be in place before the sub-division can be approved.

Attorney Better suggested that on behalf of his client he conduct an inquiry as to cost and extent of the work to have this condition met. Notification by the Highway Superintendent to the Planning Bd. members that the work has been done is needed to meet the town requirements. Attorney Better was advised to work closely with Robert Meehan for the most timely and correct way forward toward sub-division approval within the 62 day balance following a public meeting.

The Planning Bd. members will await the information from Attorney Better on cost and client response on the driveway requirement for October meeting.

### **Colleen Safford-Driveway approval on Pratt Hill Road.**

Engineer, Carl Matuszek with John Manning presented the Bd. with a map showing a proposed type of turnaround for every 400 ft. of driveway, a turnaround near the house, stone cover for the driveway and a small 12in.culvert placement to divert a seasonal stream near house.

Chairman Engel explained to John Manning that the Board needs to see a map of the whole proposed design of the driveway. The present map provides information but the whole driveway design is essential. The proposed driveway needs the approval of both Fire Dep't. and Highway Superintendent for driveway design .With the purchase plans near completion John Manning would like to address the needed clearing of trees for the proposed driveway. Recommended was interaction with Highway Superintendent as soon as possible so that time lines can meet needs of the Bd. and the applicant. Care needs to be taken that site plan review needs are met.

Chairman Engel indicated that the required map showing the **proposed driveway and building together** procedurally helps the review.

### **New Business**

Timothy O'Grady partial merger on Pratt Hill Rd.

Robert Ihlenburg, Professional Land Surveyor presented large maps of the land divisions of properties of Timothy O'Grady and Curtis C. Weikert. The O'Grady land exists on both sides of Pratt Hill Road. The proposed merger would add nine acres on west side of Pratt Hill to the existing Weikert property.

A public meeting will be scheduled for the October meeting. The application fee will be paid when the public meeting provisions are provided through Planning Board Clerk, Mary Davis at Austerlitz Town Hall.

With no further business a motion was called for meeting adjournment.

Motion: Richard Madonia, Second: Deborah Lans Approved by all

Meeting adjourned 8:30 pm

Next meeting: October 2, 2014