

Planning Board Meeting
November 5, 2015

Present : Town Attorney, Joseph Catalano, Jay Engel, Chair, Debra Lans, Richard Madonia, Marie Meehan. Absent: Susan Geel

Meeting called to order-7 Pm

Minutes: With a minor change in description of driveway footage being more, not less than 500 ft in length on Amy's Lane, motion to approve minutes was made by D. Lans, second: R. Madonia
Approved by all present.

Old Business

Bill Stratton - Driveway Approval on Amy's lane. After a review of a map showing the existing driveway from Amy's lane to the boundary line of Mr. Stratton's property, the remaining Planning Board requirement is the receipt of a letter from the Austerlitz Highway Department Supervisor, Robert Meehan, signed also by a representative of the Fire Co., for verification of meeting the standards of proper condition, pull offs and turnaround required for Fire equipment use as needed.

Earth Food Land - Site Plan Review for apartment above restaurant on Route 203.

The review, having been postponed for this date of Nov 5th at the request of the applicant, required a motion to continue the public hearing until December 3, 2015 by R. Madonia, Second: M. Meehan.
Approved by all present.

Glick /Casey - Minor on Stonewall Rd. The previous application indicated a merger of two sections of land which has been changed to remain as separate sections. This decision requires a new application, new map and public hearing. Applicant will be advised to make arrangements with Planning Board Clerk, Mary Davis.

John Manning - Site Plan Review for Dog kennel on Pratt Hill Road

Colleen Safford gave the Board members an update on the progress being made in establishing the dog kennel. She and her husband and two children now live on the property. Surveyor's maps of the driveway construction were reviewed by members.

Ms. Safford indicated that the engineer is working with the Bd. of Health on septic system, with the architect on plans, with Highway Supervisor and Fire Dep't. representative on driveway and is following required points of the Board resolution given Aug. 7th, 2014

Maps were examined regarding resolutions on parking areas, location of new building, delineation of extension of utilities to new building, location of existing septic system and dwelling., delineation of clearing, description of outdoor lighting, fencing, landscaping, roof materials to be used and signage. There is no signage planned.

Conclusions: Plans are close to completion. Further information needed for completion as follows.

1. Engineer needs to write a letter of assurance that there is no drainage problem present as well as indication of runoffs, and location of any culverts.
2. Provide information on type of roofing and exterior material, as to no glare, and on interior building materials used for sound absorption.
3. Extent of clearing to be indicated on map. Outdoor areas to be shown on map.
4. Wattage on lighting.
5. Note extension of utilities to new building.
6. Letter from Highway Supervisor, signed also by Fire Co. representative as to proper condition of driveway, pull offs and turnarounds.
7. On map, zoom out to include all property.
8. At a later date, application for building permit is required

Suggestions made to Colleen Safford to have engineer and John Manning join her in attendance. Have notations made on the map as a help to the Building Inspector and all viewing the map. Further questions, in the meantime, can be directed to Town Attorney Catalano and chairman Jay Engel to expedite the process.

New Business

Susan Bandy - Site Plan Review for Animal Sanctuary on Downing Road.

Susan Bandy outlined her proposal for an animal sanctuary and provided descriptions of the shelter for the animals, the numbers of cats, dogs birds and horses which the buildings and acreage can presently accommodate. This presentation was to provide needed information on the possibilities accorded within the town's comprehensive plan and zoning laws for this sanctuary. The description also included having workshops, conferences, establishing a large garden area, weddings and after school programs. Visitors will come through a registered event not in an Open House policy.

Susan was informed by the Board that her initial plans do not appear to be outside any of the Town's law provisions but more research and details would be needed in order to advise her of specific applicability of the Town zoning law requirements.

Her slow development of the non-residential aspects of her plan can be an asset in an adjustment within the community and to formulate her plans in more detail.

in advance of a required site plan review and public hearing, once she is prepared to build to accommodate shelter for larger numbers of animals and to have a more continuous line of events or programs on the property. Her application at this time is tabled until she either becomes the owner of the property or receives written consent from the owner to make a specific application.

Mondel/Town Boundary Line Adjustment on Route 203

A map showing the boundary line adjustment on property owned by Joseph and Constance Mondel which allows for the placement of a septic system needed for the building designated for use as a town hall was reviewed. No impediment found with this adjustment.

A motion to approve the boundary line adjustment was made by R. Madonia, Second. M. Meehan. Approved by all present.

The Chairman signed the maps. One will be given to the Mondel family.

Meeting adjourned at 9:40 pm.

Next meeting scheduled for Dec. 3, 2015.

Respectfully submitted.

C. Mondel