

**Planning & Zoning Commission**  
**Unapproved Minutes**  
**January 2, 2019**

Chairman Graveline called the meeting to order at 7:00 p.m.

**Members Present:** J. Crumb, S. Duffany, G. Graveline and A. Havican

**Alternates Present:** Mike Dreher, G. Ploski and Bob Albert

**Absent:** K. Kemp

**Others Present:** Land Use Inspector, Mary Barton

Chairman Graveline seated B. Albert for K. Kemp.

**Approval of Minutes:**

*Chairman Graveline* asked the Commission for comments or corrections to the minutes of 12/19/18. *M. Dreher* stated that he had made a comment in the Text Amendments of the 12/19/18 meeting, with respect to the P.O.C.D.'s stance on the Stormwater Management and about the impervious surface mapping and added that it is not clear in the previous minutes. *M. Barton* had stated that the regulations are consistent with the P.O.C.D. "*M. Dreher* stated that it is just not clear here; it is clearly stated as a goal in the P.O.C.D., but what our goal is to limit impervious surfaces. *M. Barton* stated that she has it on her list. *M. Dreher* wanted it noted that at the prior meeting he had advised that the P.O.C.D. should be followed regarding diminishing impervious surface coverage. *M. Barton* stated that the Stormwater management Regs that the Commission approved is intended to limit impervious surface coverage. *M. Dreher* stated that it is clear in the P.O.C.D.; that a reduction to impervious surfaces should be made and it should be clear cut to the Commission from the engineer on what that is. *Chairman Graveline* stated that the plans are sent to the Town's engineer and he/she double checks all the numbers for what that would be. *M. Dreher* stated that it should be clear from the engineer to laymen; compare it to what the requirement is and what is submitted. *M. Barton* explained that there is usually a chart on the site plan of what the zoning requirement is. *M. Dreher* stated that the goal of the P.O.C.D was to set a goal to reduce that. *M. Barton* explained that the goal of Stormwater management is to advise of other non-impervious surfaces. *M. Barton* stated that she is working on getting the numbers and the mapping as that is part of the plan." **Motion** made by *B. Albert*, seconded by *A. Havican* to approve the minutes of 12/19/18 as amended. **Unanimous.**

**Correspondence:** None

**Public Participation:** None

**New Business:**

Bond Hearing for Ridgewood Club Subdivision: *M. Barton* advised that a bond hearing for Ridgewood Club Subdivision was not necessary as inspections were made by Town Consultant G. McCarthy and work has been completed. *M. Barton* noted that as of 2012 there was an amendment to the sub-division regulations that added a checklist and Certificate of Completion. *M. Barton* stated that after receipt of the Certificate of Completion and a review of the maintenance bond by Attorney Yoxall in the amount of \$9,500, which is 10% of the original bond, an item will be added to the 1/16/19 PZC Agenda for action on a maintenance bond; no Letter of Credit is needed.

**Public Hearings:** None

*Chairman Graveline* added that there will be a Public Hearing on 1/16/19 for Al Delelle, 26 Tress Rd for a 2-lot re-subdivision @ 7:10 p.m. *M. Barton* advised that Paul Reynolds of Stonewall Boundaries may be representing A. Delelle at this meeting.

**Old Business:**

Text Amendments – *M. Barton* advised that she will be giving the Commission a text amendment monthly with the possibility of having a public hearing in April. *M. Barton* also stated that a public hearing will be set soon for Data poles; a set of model regs will be available for Data poles at the January 16<sup>th</sup> meeting.

**Land Use Inspector's Report:**

Complaints:

1 Rooster – Smokerise

31 Chickens – Candee Rd

Dumping Contaminated Fill onto Property on Juggernaut

Platt Dr – Chronic complaints

Rte 69 Auto Sales – Nothing as of yet; M. Barton will contact surveyor

**Motion** made by *A. Havican*, seconded by *S. Duffany* to place the Land Use Inspector's verbal report on file.

**Unanimous.**

**Public Participation:**

*Chairman Graveline* wished everyone a Happy New Year!

**Adjournment:** **Motion** made by *A. Havican*, seconded by *B. Albert* to adjourn the meeting. **Unanimous.** The meeting adjourned @ 7:16 p.m.

*E. Gil Graveline*  
*Chairman*