

**Johnsburg Planning Board Minutes
November 23, 2009**

ATTENDANCE: Mrs. Osterhout Chair, Mr. Heidrich, Mr. Pelton, Mr. Record, Mr. Sanantonio , Mr. Klippel, Absent Mrs. Comstock, Mr. Smith
Guests: See attached

Public Hearing
No Public Hearing Scheduled

Regular Meeting
Called to order by Mrs. Osterhout at 7:00 PM
Mr. Klippel a voting member in for Mr. Smith who is absent.

Minutes:

All members received the minutes electronically prior to the meeting eliminating the need to be read at this time. A motion to approve the minutes as received by Mr. Record, seconded by Mr. Sanantonio and a vote determined all were in favor, motion granted.

Site Plan Amendment #76 Pizza Ahh
Applicant not present. Item tabled.

Site Plan Amendment #123-06A

Mrs. Osterhout advised the Board that the information in their folders includes the information on the size and location of the plan. Mr. McAlonen is requesting an amendment to the approved building plan to include a 12 foot shed roof on the rear of the building for storage. Mrs. Osterhout expressed her concern over the location as it is directly over the septic system. Mr. Labrecque, representing Mr. McAlonen, said that would be a non-issue as the septic will stay there. Mr. Labrecque said the shed roof will be pitched opposite the building roof. Mr. Record asked how much of the septic will be under the planned roof. Mr. Labrecque said all of it. Mr. Record suggested that the Board request that the ZEO visit the site and make a recommendation. Mr. May said that the Board could also ask for an Engineered system. Mr. May said that storage of equipment would interfere with evaporation. His information depicts that Leach Fields are not allowed to be driven on. The pipe is located so close to the ground level that it could be crushed. Mr. Record said that there are new systems that can be driven on, so the Board would need that information. Mrs. Osterhout asked where the employee parking will be. Mr. Labrecque said that location has been reassigned to the back of the building on the higher level of ground behind the rock wall. Mr. Record entered a motion that Mr. May go to the site and make a recommendation. Mr. Klippel seconded the motion

and a vote determined all were in favor with no one opposed and no one abstaining. Motion carried.

Top Ridge

Mrs. Osterhout explained that the Board had discussed the crash gate at the last meeting. The letter requested has been sent informing the Developers that at this time the Board feels the gate needs to be installed. Mrs. Osterhout has visited the project and noticed that construction in that area prevents access to the crash gate site.

Front Street

Mr. Cricklair was going to present an update at this meeting. As no one is present Mrs. Osterhout informed the Board that the latest revised plan needs to be revised again. It is her understanding that a convenience store has been changed to a Town House unit changing the number of lots. Mr. Vanselow said that the applicants thought that they have had that all approved. Mrs. Osterhout said that it has not been approved and it will be discussed when the applicants are present.

Tall Timbers

Mrs. Osterhout said that the Board had given preliminary approval to the project. APA has given conditional final approval, the condition being that the applicant needs to meet all of the requirements of the Town. The Board members packages contain the information on the Clough Harbour items that need to be addressed. The applicant feels that the items have been answered along with the points raised by the Board. On advice of the Town Attorney the Board should schedule a meeting to go over point by point. The applicant is seeking Subdivision approval without map signing. Mr. Bulmer said that his letter answered all points raised. Mrs. Osterhout said that the plans the Board have do not indicate final plans. Some are marked revised. Mr. Grippaldi went through the map to indicate that revised plans are final plans and that the plans are included on the disc that he gave at the prior meeting with Mr. Goodspeed. Mrs. Osterhout said that the Board has to have the attorney go through and make sure that everything matches exactly what was approved by the APA. Ms. Romeo said that it was her recollection that there had already been a work shop and she would like to keep things moving and not report work already done. Mrs. Osterhout said that the work shop had been requested by the L A Group and these concerns were not addressed. During general discussion the applicant requested addressing the Board's concerns. In response to the maintenance of the access road to Ridge Street extension Mr. Bulmer said that the deed said the access is a right of way and will not be maintained by the applicant until it is paved. Ms. Romeo said that Mr. Dye has a legal right of way as stated in the deed. Board asked what does maintenance mean and when will it commence. Ms. Romeo said that it will be an agreement between the HOA and owners. Mrs. Osterhout said that the Board will not know at the time of final approval. Ms. Romeo said that it is up to the Attorney General which cannot be submitted until subdivision is finalized. Ms. Romeo said that nothing will change with the Town Road or road width in the East Holcomb Street entrance. Mr. Grippaldi said that the rocks and the TV dish will have to be moved to widen the drive portion of the road. When asked about handling of the off road vehicle traffic Mr. Grippaldi said the property will be posted. Mr. Grippaldi said that the pavement will turn with

Timber Trail and will be graveled from the turn. River Road will be repaired and rebuilt by applicant as stated in Section U April 14, 2008. Storm water run off is addressed in the final plans. Sensitive areas will not be touched. Mr. Record asked why there will be separate lots for the garages. Ms. Romeo said, from a legal stand point, it allows easier conveyance as the garages will be a separate purchase. Mr. Record asked what concessions have been made regarding wetlands. Mr. Grippaldi said that trees will be taken down to make more wetlands. Aviation concerns were addressed in the NIPA response. The Board set a date and time for the workshop session. December 7, 2009 at 7:00 PM at Tannery Pond Community Center.

Mr. Gregg Taylor

Mr. Taylor asked for an informal off the record talk to explain what he has decided to do. His plan is for a 4 lot subdivision with a shared driveway. Mr. Taylor stated that he had turned down the contract for the Cell Tower and may revisit that at a later date. General discussion revealed that this would be a minor subdivision as it is not on a road and would be accessed via a shared driveway. Mr. Taylor said that the driveway has been permitted by DOT. The average driveway grade is 12% and the homes will be built in the HR district. Mr. Taylor has plans to make the homes as green as possible. Mrs. Osterhout asked if he has had perk tests done. Mr. Taylor said not yet but the systems will be all engineered systems. Road grades and plots will be in detail in the final submission.

ZEO Report

Mr. May said that all septic systems must be engineered systems as of the systems regulations and the Land Use Plan. He will inform Mr. McAlonen of this requirement.

Mr. Pelton said that the lighting on Main Street needs to be checked. Some of the lighting interferes with travel and appears to be too bright.

**With a motion from Mr. Record, a second from Mr. Klippel and a vote of all in favor, no one opposed and no one abstaining motion to adjourn was approved.
Meeting adjourned 9:30 PM**

Respectfully,

Marion Monroe, Secretary

ZEO Report

A copy included in each member's folder.

Mr. Record presented a motion to adjourn and with a second from Mr. Heidrich and a vote of all in favor, motion was carried. Meeting adjourned at 8:05 PM

Respectfully yours,

Marion Monroe, Secretary