

## Planning Board

January 17, 2008

Memorial Building

7:00PM.

*These minutes are considered a draft until they are approved by the Board at the next meeting.*

**Present:** Kevin Lee, Darrin Patten, Michael Howard, Peter Keene, Andrew D'Amico, Kenneth Jacques

John Trachy, Sandy Rowse, Susan Alexander, George Matarazzo, Janet Roberts

**Minutes:** Ken made a motion to accept the minutes of the December 20, 2007 meeting, 2<sup>nd</sup> by Darrin, all in favor. The Board was reminded that minutes were needed from the December work session with Christine Walker.

**Charbonneau-McFarlin** – Continued lot-line Adjustment Hearing. Present: No one. The pins have been checked by Darrin A new set of plans and mylar had been dropped off at the office with no explanation. The Board compared these with the set from 11/19/07; they could find no difference but, decided to sign the set from 11/19 just in case.

**Tatro-2 lot Subdivision.** The pins on this lot have also been checked by Darrin. The mylar was signed.

**Charles mylar:** Mac Charles has a mylar and some plans here from August which have not been signed. The plan he submitted for the road to be constructed on his site do not include enough information. The Board had asked for an as-built plan showing the road construction in 2-5' elevations. The turn-around must also be shown on the map and the Board needs 4 more copies of the final map. The Board wishes to send a letter to Mr. Charles.

**Paul Malnati d/b/a Open Date Systems:** Site plan review. Present: No One. Neither Mr. Malnati nor anyone representing him has ever shown up for the Hearing or continuances. A motion was made by Darrin 2<sup>nd</sup> by Peter to continue the Hearing to the February 21<sup>st</sup> meeting at 7:15. If there is no representative there, the Board will close the application and Mr. Malnati would then have to re-apply if he wishes to go before the Board again. The Board wants a letter sent to Mr. Malnati.

**Wallace Merger Application:** An application by Richard and Kelly Wallace for a merger of 2 lots: Map 31, Lots#181-300 & # 155-335 was signed by the Board.

**Matarazzo –Consultation re: Foxstand.** George was here as a developer representing Sandy Rowse, the owner of Foxstand. Sandy is interested in selling the property. The current Foxstand property would be merged with property recently bought from the Pellerins. George presented a plan showing the potential for 12 home sites in addition to the Lodge, which is already there. He has a plan to use cluster development to conserve much of the open space. There would be several homes along the ridge which follows rt. 114. There would probably be a community well. He

mentioned future commercial use of the Lodge, but said the ideal would be to sell the Lodge as a farm with 30+/- acres.

The Board had some concerns about the current driveway which has a 13% grade, and the possibility of a bus stop in this area. There was discussion about increased run-off. There was discussion about the roads, as Mr. Matarazzo has plans for some to become Town roads.

**Miscellaneous Business:** The Board went over the budget for 2008. They discussed contracts with UVLSRPC for their help in the coming year. The Board felt they could use last year's budget numbers for this year. A grant covered most of the UVLSRPC's work on innovative planning. This year the Board will hire them to help out in specific areas. The members were informed of the filing dates for running for office in March.

A letter was composed to send to the landowners who would be affected by the proposed expansion of the Conservation District.

Darrin made a motion 2<sup>nd</sup> by Peter to adjourn the meeting at 9:50 pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary