

Minutes of the Planning Board Meeting held on August 22, 2001 at the Department of Public Works

Present: Paul Dillon, Chairman; Karen DeTellis; Scott Curry and Paul Hurley

Absent: Jody Lehrer

Staff: James Clarke, Director of Planning and Rod Fuqua, Principal Planner

In Attendance: Maureen DelPrete speaking for the residents of Grampian Way and Kathy and Ed Palmer of 34 Grampian Way.

Meeting called to order at 7:30 P.M.

#### MINUTES

Motion by Mr. Curry, seconded by Ms. DeTellis to accept the following Minutes:

September 18, 2000  
December 4, 2000  
December 11, 2000  
January 8, 2001  
January 22, 2001  
February 26, 2001  
April 23, 2001  
May 17, 2001

All in favor. So voted unanimously.

#### FORM A - TAMBURLANE RIDGE

Mr. Fuqua stated that slight changes are being made to the property line to get proper clearance at the back of the house for zoning purposes.

Motion by Mr. Curry, seconded by Mr. Hurley to approve the Form A.

All in favor. So voted unanimously.

#### SUBDIVISION STATUS

##### A. HOLLY ESTATES & HOLLY ESTATES EXTENSION

Mr. Fuqua said all the houses are in on Sheri Lane and Chelsey Way is almost all built. He would like to set a schedule of completion by October 1st. The Bond is around \$100,000. Ashley Way is just rough graded and there is no schedule of completion at this time.

Some discussion ensued.

RECEIVED  
NOV 19 45 AM '01  
OFFICE OF THE PLANNING BOARD

Motion by Mrs. DeTellis, seconded by Mr. Curry to send a letter of completion for October 1, 2001 for Sheri Lane and Chelsey Way. Also in the letter to ask for a written schedule on Ashley Circle by October 1, 2001.

All in favor. So voted unanimously.

#### B. GRAMPIAN WAY

Mr. Fuqua stated that a letter was sent to Mr. Ronald Ivil detailing what needed to be done. He was given a schedule of 45 days. As there has been no response from Mr. Ivil and no work done, he would like an official vote of the Board to take the Performance Guarantee of \$15,000 and have the Dept. of Public Works double check all the specifications along the roadway. The next step would be to get prices from contractors to finish the roadway.

Mr. Dillon asked if this could be done before the asphalt plant closes in December? Mr. Fuqua was not sure.

Mr. Clarke is to lock into using the DPW's unit price bids.

Mrs. DelPrete stated there are many existing problems. The sewer has sunk 5 to 6 inches and there is winter freeze up, black ice and ice backup. Mrs. DelPrete passed out pictures.

Mr. Clarke said they would have the Engineering Div. of DPW go out and do an inspection.

Mr. Palmer said that in the winter the water comes into his driveway and there is a lot of black ice. Mrs. Palmer said that the water runs down the street and there is not enough drainage.

Mrs. DelPrete said there are only two (2) drains and asked if another drain could be put in? The water runoff is at 42 Grampian Way. There is also a concern for the safety of the children as there is 5 ft. of tall grass on an empty lot. Even with a flag on the children's bikes, it is not an acceptable safety feature.

Mr. Clarke said that if it is an issue of visibility, we could ask the DPW cut it back a little. The Planning Board has no responsibility for individual lots. The information will be forwarded to Sgt. Concannon of the Police Department and the Department of Public Works

Mrs. DelPrete also brought up the issue of the heavy equipment being left on the lot.

Mr. Clarke said he would send this information to the Building Department as it is a zoning issue.

The water issue has been a problem. We will have the DFW go out and see if there is a way to deal with that. The problem, is that it was not part of the original infrastructure.

Mrs. DeIPrete spoke again about the storm water drainage. Mr. Palmer stated that if there was another storm drain at 42 Brampian Way it would take care of the problem.

Motion by Scott Curry, seconded by Ms. DeTellis to take the Performance Guarantee of \$15,000. The information will be forwarded to the proper departments to alleviate the problems on Brampian Way.

All in favor. So voted unanimously.

Mr. Clarke stated that schedule wise, something will be processed in the next week and the other issues within a few days. We will probably have something to report back for the September meeting.

Mrs. DeIPrete asked if the results of the findings could be forwarded to Mr. & Mrs. Palmer? Mr. Clarke agreed.

#### C. BALWAY ROAD

Mr. Fuqua is looking for a schedule and completion by October 1, 2001. The finish asphalt needs to be put in and some construction material needs to be picked up and moved off the site.

Motion by Ms. DeTellis, seconded by Mr. Curry to send a letter for a completion date of October 12, 2001.

#### D. LUCAS CIRCLE

Mr. Fuqua stated that Lucas Circle is complete and he is looking for a final release. There is a \$500 Bond left. There was an issue with the sewer manhole - half is on the sidewalk and half is on the grass strip. The neighbor built a stone wall along the edge of the sidewalk. The Sewer Dept. wanted the wall moved because they would be unable to get their equipment in if they had to work on that manhole. The DFW was given the option of taking out the wall as it was on the right-of-way but said they would work around the wall.

After it was built, there was some concern about water leaching out of the landscaped area on the island. Mr. Fuqua asked the developer to put some stone in underground to take care of some of the drainage. The developer said the soil is all clay and feels that it is just water that gets held by the wood chips.

The road was built according to specifications.

Some discussion relative to the above.

Motion by Mrs. DeTellis, seconded by Mr. Curry to release the \$500.00.

All in favor. So voted unanimously.

#### E. WEATHERVANE

Mr. Fuqua said he is looking to set a bond in the amount of \$43,200 for the roadway (boulevard).

Discussion ensued relative to the golf course.

Motion by Ms. DeTellis, seconded by Mr. Curry to set the bond in the amount of \$43,200.

VOTE: 3-1 IN THE AFFIRMATIVE - Ms. DeTellis, Mr. Curry & Mr. Dillon. ABSTAINED - Mr. Hurley.

#### F. VERNON/EDEN ROAD

Mr. Fuqua stated there is a house at the end of Eden Road and the owner is looking to extend the existing roadway up 40 ft. and then an additional 10 ft. beyond the driveway for plowing purposes.

He would like the Board to vote the \$5,500 Bond to continue the roadway conditions for Vernon Road subject to DPW review.

Motion by Mr. Curry, seconded by Ms. DeTellis to set the Bond in the amount of \$5,500 and do the overlay up through the existing pavement and the additional pavement through the 40 feet into the lot, 20 feet wide.

All in favor. So voted unanimously.

#### CAPITAL BUDGET

Mr. Clarke said the Mr. Wilson was unable to attend tonight's meeting.

The Capital Budget process had been started. Mr. Clarke gave the Board Section 3-203 of the Ordinances - Building and Other Facilities Planning and Construction Committee.

This will be a permanent Committee and is made up of staff people, and two citizens that will be appointed by the Mayor. The Committee will review all aspects of building and other facilities that are going to be constructed from planning to bid preparation, approvals into supervision and

construction. The Committee shall evaluate the proposal, and shall file a report including a recommendation with the Mayor.

This Committee will review proposals from individual departments and will assist in prioritizing some of the requests. They will be ahead of the Planning Board in this process. The Board will have the opportunity to have their input. Department Heads have been informed that any requests for Capital Budgets have to be in by October 1, 2001. They will have to present a six (6) year plan - a current and a five (5) year projection.

The Finance Department will put together all the forms. Mr. Wilson will oversee all this with Jim Keefe, the Contract Administrator. Mr. Fuqua will work with Mr. Keefe to get the information to the Board.

Mr. Wilson will be here for a September meeting to go into detail about the financial picture of where we are on current projects and anticipated funds for next year. October 1st we will get all the requests and break them out into capital projects. The one-time expenditures will go directly to the Planning Board. At the same time, the Building Committee will be reviewing the building facilities requests and they will be forwarding that information to the Planning Board.

There is a March 1st deadline for Capital Budget.

#### OTHER BUSINESS

Mr. Fuqua stated that he had two (2) subdivisions to be signed by the Board - Haviland Drive and Eugene Way. This endorsement allows the plan to be recorded.

With regard to Alexan, Mr. Clarke said that Attorney, Jim Lampke is preparing a response. The ZBA will be hearing this case on September 12th. Revised plans have been submitted and meet R2 zoning.

The suit against the Planning Board is still active at this time.

If the ZBA approves the new plan there is no need to do the subdivision.

Discussion ensued relative to the above.

A discussion ensued relative to the miniature golf course on Route 18.

Mr. Clarke said the Planning Board will have to hold a hearing on the petition from the owners. By October 20, 2001, a report with recommendations will go back to the Town Council. Board members will be receiving a packet of information with regard to this property.

MEETING DATES:

September 17, 2001  
October 15, 2001 (Hearing)

With regard to the Naval Air Station, Mr. Clarke stated that there is somewhat of a different concept. The build out is still similar. They are doing some analysis to see if they can handle water and sewer on the site and they are also doing tests on the aquifer.

Motion to adjourn. So voted.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,

Annette M. Cignarella  
Recording Secretary

APPROVED 11-27-01

  
\_\_\_\_\_  
Paul Hurley, Vice-Chair