



but the surveyor never put it on the final Plat Map. The surveyor will be going back out to the property.

## **WORK SESSION:**

### **4. Discussion Regarding Chapter 89 Fill, and Chapter 189 Sand & Gravel/Tree Removal**

Cynthia states this discussion will be carried over to our May 18<sup>th</sup> Work Session. Bruce is obtaining more information which he will provide to the Board. Bruce is currently attending a conference for the next three days.

### **5. Next Meetings:**

- Regular Meeting – May 4, 2011
- Work Session – May 18, 2011

### **6. Comments from the Chair:**

- Fuelco – Board to discuss allowing a Meeting with Applicant Representatives, Town Consultant(s), and Cynthia
- Code Change Discussion Regarding Subdivision Extensions

Cynthia states that Fuelco has asked for a Meeting to go over items in order to see whether we may help them get over a few hurdles. Cynthia confirms the Board approves such a Meeting. Robert has offered to sit in.

Cynthia states that Hawley Woods has revised their Plan and are now proposing a three-lot subdivision. The Applicant stated that they are proposing a driveway. Cynthia states when looking at the Plans, it looked more like a road. Cynthia states that the Applicant understood from the Fire Department that they want a specific amount of width. Cynthia stated to the Applicant that when they met with the Fire Department, they were proposing a five-lot subdivision. Cynthia spoke with the Applicant about coming before the Board to go over the various points, and review the comments from the Fire Department. Cynthia has asked Frank to sit in. They will be on the May 18<sup>th</sup> Work Session Agenda. Cynthia does not see why they would need a road for a three-lot subdivision and states entrance is a long way in. Cynthia talks about the possibility of pull off areas for fire engines.

Cynthia states that Roland advised her that the Town may no longer limit the number of extensions for Final Plat Approval of a subdivision. Our Code is written for to have signatures within 180 days, with two ninety-day extensions. Cynthia states that the 180 days may stay, but we have to take out the word “two”, as the extensions are unlimited. Cynthia talks about adding in the timeframe for Preliminary Approval referring to the Salem Hills Subdivision where they had Preliminary Approval, with no activity for several years. When they came back before us, so much had changed. Cynthia will prepare those changes in the Code for the Town Board.

Cynthia will speak with Bruce about receiving his comments on Chapters 89 and 189 so we may discuss them at the May 18<sup>th</sup> Work Session. Cynthia will be out of Town for the June Work Session. Robert states he is not available for the May 18<sup>th</sup> Work Session. Bernard states he will not be available either. Cynthia states the Draft will be sent out in advance of the Meeting in case there are any comments. Robert states the document is extremely onerous. Robert refers to someone having 65 days from the close of a Public Hearing to spread fill. Robert does not agree with the 250 cubic feet limit. Robert states it will not affect the farms. Robert refers to the large land owners who will be affected, such as Speyer. Cynthia states if someone is building a

house, all of the disturbance is part of the house, so a Chapter 189 permit would not be required. This is for someone who wants to landscape or re-grade their property. Cynthia refers to the current Chapter requiring anyone who brings in a wheel barrel of dirt beyond 100 feet from the house requiring a Permit. Robert talks about having too much regulation. Robert states he went through the Draft and was ready for a discussion tonight. Cynthia asks Robert if he would like to go over his points. Robert states no. He will put something together in writing. Cynthia states that we did not break up the zones in the Draft.

**7. Resolution:**

**Chairwoman motions to adjourn the Planning Board Meeting. Bernard Sweeney seconds. All in favor. No opposed.**