



handicapped access will work. Cynthia states we were going to bump the door in so that when it swung out there would still provide enough clearance, but it was decided the easiest thing would be to make the sidewalk six feet rather than five feet. Cynthia states the door will not have to be recessed as that triggered other issues in terms of the separation of the doorways inside. Cynthia states that Bruce just confirmed that by leaving the door where it is, and having a six foot sidewalk, the dimensions will conform.

Cynthia states the other issue was lighting. Cynthia refers to the lighting chosen by the Board and shows what they picked. Will states he provided that choice as well as another choice and he isn't sure what the decision was. Cynthia refers to a light and states she just saw it somewhere recently and it looked very nice. Cynthia refers to the sketch Will had given to Jim and asks if the lights were dropped into the Site Plan. Will states he talked to Jim quickly and didn't hear back from him but the big circles are the pole lights and based on the door locations, the other lights were wall mounted. Cynthia states the good news is that an underground cable will go in so that lights may be on both sides of the doorway. Will refers to picking out the bulb choice to go with the fixture in order to confirm the light will be sufficient.

Cynthia refers to the status of the landscaping. Will states there are trees along the front which will all stay. Will states that Cynthia had mentioned a gap in there somewhere. Cynthia shows on the Plan where the trees become sparse. Cynthia shows the existing trees on the Plan and states the Board may want to suggest adding one tree. Will refers to the parking lot areas in terms of plantings. Will states there isn't a lot that can be done where the rock is and until the chipping is done it will be difficult to know where the edge of the pavement will be and whether there will be suitable space for plants. Will refers to screening the propane tank and asks the Board whether they would like fencing. Cynthia states it would be nice if we could accomplish the screening with plantings. Cynthia states the idea is to keep the plantings low in order to comply with the Court system rules and regulations. Will talks about planting an ornamental tree or two, as well as shrubs such as hollies that are more upright and vertical and states someone would not be able to hide behind them without being pricked badly. Will asks Cynthia if she is looking for anything specific. Cynthia suggests low maintenance plantings. Will talks about having seasonal flowers. Cynthia talks about having permanent plants, and suggests mentioning supplemental items in their Report to the Town Board. Will asks whether there is a garden club. Cynthia states yes. Cynthia states at one point she had mentioned having planters and was told that we could not have them according to the rules on handicapped access in terms of not having enough room. Will states that down the road plants may be hung off the building.

Cynthia refers to the front guard rails and states they went out to bid. Cynthia states that two sections of netting had been talked about behind the rock, but she believes there will only be the one section behind the building. Will states the Plan shows three trees to be planted back there in the rock which doesn't make much sense. Will refers to an area along the street which is not Town property and states it is part of the right-of-way. Will asks whether anything should be done in that area in terms of planting. Cynthia states she thinks it should be left the way it is. Cynthia states the Town wants to approach this in phases so once everyone is in and working they may always address minor issues later. Cynthia states the important items are to have proper circulation, parking, and lights by opening day. Will refers to the air conditioning unit to be located behind the five parking spaces. Cynthia states the unit may be squeezed in somewhere else so there may not be an issue. Will states that area is at a different elevation than the parking lot is. Will asks whether cutting will be done in order to get the sidewalk in. Cynthia states that changes are being done every day. Cynthia states that the elevation of the sidewalk is up by three inches according to Jim. Cynthia states the drainage has gone in and a tremendous amount of rock was encountered. Will states on that end it is a mess and he talks about possibly restoring the area with a tree. Cynthia asks the Board whether they have any input. Bernard refers to the propane tank and asks whether it will be in the back of the building. Cynthia states no, there is no room back there. There is discussion about which way the tank will go and whether it will be lined up with the wall. Will asks whether there are any windows there. Charlotte states no, just the door. Cynthia states the door used to

be in the middle and has been moved to the front. Will asks whether Bruce has mentioned how far off the building the tank has to be. Cynthia states that Bruce told Ward that there has to be either a 5 or 10 foot separation. Will talks about there being a 1,000 gallon tank. Cynthia states she isn't sure whether it will end up being a 1,000 gallon tank. Cynthia states that Bruce is on top of that and communicating with Ward. Cynthia states she will let Will know as soon as a decision has been nailed down, or when the tank goes in. Cynthia states the plantings will go in last.

Cynthia states she will try to prepare a Draft Report for the next Meeting summarizing the Board's input in order to have it sent over to the Town Board.

**2. Gotham Enterprizes:** Emily Naughton (owners – Gotham Enterprizes LLC)  
**Lot Line Adjustment** (locations – 741, 749, 751 Titicus Rd. & 39 Hilltop Drive)

- Consider Draft Resolution of Approval Regarding Extension and Change in Ownership for Parcels 2 and 3

Cynthia states that the Board has received a request from Gotham Enterprizes for an Extension. Cynthia states at the same time they have informed us about a change in ownership for some of the parcels. Cynthia talks about the Board acknowledging this and the day the final Mylar's are submitted they will reflect the correct owners at that time.

Cynthia confirms that Emily Naughton is here tonight.

Cynthia refers the Draft Resolution which states "Resolved, that the North Salem Planning Board hereby grants Gotham Enterprizes LLC a ninety-day extension of their Lot Line Change Approval from January 12, 2015 to April 13, 2015, and Acknowledges a Change in Ownership for Parcels 2 and 3, per written request from Don Rossi, Esq. of Hogan & Rossi.

**Chairwoman motions that the Board Adopt the Draft Resolution as Read for Gotham Enterprizes. Charlotte Harris seconds. All in favor. No opposed.**

**3. Hawley Woods:** Peter Gregory (owners – Hawley Woods, Ltd.)  
**Subdivision** (locations – 396 – 404 Hawley Road)

- Consider Report From Planning Consultant
- Consider Report From Town Engineer

Cynthia states that Peter Gregory is here with us tonight and asks if anyone else is here from the Project Team. Mr. Gregory states that their whole Team is here. Cynthia asks Mr. Gregory for a quick introduction and for him to bring the Board up to date in terms of where they are at with the process. Mr. Gregory states that Steve Bliss, Kevin McKenna, Alan Pilch and Patrick Bliss are here with him tonight. Mr. Gregory states that since they were here last they were able to pull together some of the information requested that was left out of the previous submission. Mr. Gregory states they have been able to clean up the description and define their limited disturbance area that would be associated with each of the three parcels. Mr. Gregory states they have had an opportunity to review the memos that have come back to them and there are still some items that need to be cleaned up regarding the declaration documents as well as some of the language in the easements and agreements. Mr. Gregory states they did prepare a Wetland Permit Application and there was some confusion as to how it would be submitted. Mr. Gregory states this has been worked out and they will work with the Building Inspector in terms of a submittal. Cynthia states it is a submittal to the Building Department, but then

there will be an immediate Referral to the Planning Board for processing. Mr. Gregory states they were able to include the Environmental Assessment Forms and Reports that were omitted from the previous submission. Mr. Gregory states there are still items that have to be included with those forms which they are working on. Mr. Gregory states their main question has to do with the process in terms of the next steps. Mr. Gregory states they would like to get in front of the New York City Department of Environmental Protection (NYCDEP) in order to continue the review of their Stormwater Pollution Prevention Plan (SWPPP). Mr. Gregory states there are items that still have to be done for Frank Annunziata at Hahn Engineering and he believes they will be able to provide information in order to clarify some of the items in terms of details and language in their reports. Mr. Gregory states he believes that would be their next step in terms of getting in front of NYCDEP as well as simultaneously continuing the process with the Planning Board.

Cynthia states the Board has been looking forward to the day when they will be able to declare this Project Complete in order to set a Public Hearing. Cynthia states given some of the items that the Town Engineer and Town Planner are looking for it seems as if the Applicant is not quite there. Cynthia suggests the Applicant get the information in as soon as possible then setting a Public Hearing would be the next step for the Board to take.

Mr. Pilch states they would like to clarify where they are at with the SEQR process. Mr. Pilch refers to the NYCDEP and states until such time as there is either a Positive or a Negative Declaration Determination on a project, that is the time when the NYCDEP would commence a formal review of the SWPPP, and prior to that they will just do an informal review which is not in depth or technical as they review it broadly. Mr. Pilch states that NYCDEP will provide limited comments. Will states the typical process for an Applicant is that SEQR is completed somewhere during the Public Hearing process. Cynthia states yes, the Public Hearing process has to take place. Will states the Public Hearing has to be opened at least. Cynthia states the Board needs to be able to say that the Application is Complete and ready to be set up for a Public Hearing. Cynthia states that the Board was hoping that with this last review the Application would be there, but given the nature of the items still needed, we are not there yet. Will asks Mr. Gregory what he is thinking in terms of how long it will take to clean the items up because there seems to be a long time in between submittals. Mr. Gregory states he has to sit down with the Team and see how they go about providing the information that has been requested. Mr. Gregory states it would be helpful if the Board would allow him to meet with the Town Engineer to discuss some of these items so he would be able to respond quicker. Mr. Gregory states he is not sure if the Board would allow such a Meeting. Cynthia states when it comes down to very specific technical items that do not require design-type decisions that the Board would weigh in on she would usually talk with the Board in order to obtain their approval to set something up. Cynthia asks Mr. Gregory what type of issues he is referring to and mentions stormwater detail. Mr. Gregory talks about providing details in terms of construction for the retaining wells, as well as draining inlets in the street. Mr. Gregory states they are not talking about practices or measures at this point, more of a clarification in regards to construction details. Mr. Gregory states they have addressed some of these issues, but not to the level Mr. Annunziata has asked for. Cynthia confirms the Board does not have an issue with a Meeting being set up. Cynthia states that the Meeting is set up through the Planning Board Office and Dawn will sit in and take notes. Cynthia states the Board may not have Work Sessions during the next two months, so they will only be meeting the first Wednesday of each month. Cynthia states a Public Hearing may be set at the next Meeting in December, as long as everything has been submitted. Cynthia states the Public Hearing would be in January. Cynthia states those are big chunks of time, so the Applicant would have to get everything done quickly in order to get on the December Agenda to set a Public Hearing in January. Cynthia states there is a slight chance the Board may have a Work Session, but it will be triggered by how quickly the materials are submitted. Will states the holidays are coming up as well. Cynthia suggests Mr. Gregory let her know when he would like to set something up with Mr. Annunziata. Mr. Gregory states he will. Will states that the Applicant should not wait until then to make a submittal. Cynthia states some of the issues in the Memo from Will are substantive also.

Mr. Pilch states their Natural Resources Report will address issues as well.

Will asks if there are any specific questions the Applicant has in order to take advantage of being here tonight. Mr. Gregory states a question regarding the comment about the road widening of Hawley Road. Mr. Gregory asks what the proper channel would be for discussing this, if it is necessary. Cynthia states that normally a 50 foot road widening strip would be asked for. Cynthia states if there is a stone wall on the other side of the road, it would stop in front of the wall. Cynthia states if the Applicant has the area to do it, the Board will ask for it. Will states that this is the time to do it. Mr. Gregory states they will check to see how their configuration of the entrance works in terms of where the wall is.

## **WORK SESSION:**

- 4. Fuelco/BP (Getty):** Marc Petroro (owner – Joseph Bryson)  
**Amended Site Development Plan** (location – 2 Fields Lane & Hardscrabble Road)

- Consider Revisions to Site Plan Sketch
- Consider Procedural Steps

Cynthia states that the last time we had this matter on an Agenda the Applicant was supposed to go to the Zoning Board of Appeals (ZBA) in order to apply for their Use Variances and Area Variances. Cynthia states that the SEQR Circulation had been done back in February. Cynthia states the Applicant is now thinking about totally changing the Site and constructing a new building. Cynthia states knowing this, she thought the Area Variances may have to be redefined, among other items. Cynthia states she asked the Applicant's Representative to come before the Board in order to see what the reaction to the revised proposal will be.

Marc Petroro states he is here tonight from John Meyer Consulting to represent the Applicant. Mr. Petroro states that Rich Pearson was supposed to be here tonight except he had a conflict. Mr. Petroro states he is here to describe the revisions being proposed to the Site and answer any questions. Mr. Petroro states the revised Plan demolishes the existing 2,500 square foot building that is there as the service station, and proposes a 2,540 square foot convenience store. Mr. Petroro refers to another existing building that is 725 square feet and states it will remain. Mr. Petroro states the Applicant is looking to maintain the towing facilities there as the Primary Use, and also would like to keep the right to do repairs and service, which would be more of a Minor Use for that building. Mr. Petroro states the bigger changes relate to the canopy and the fueling pumps, as they are proposing eight pumps now, and the previous Plan had six pumps. Mr. Petroro states that angled parking spaces have been added to the Plan in order to provide more of a one-way flow through the Site. Mr. Petroro states that angled parking has been added along the frontage of the building. Gerry asks whether there are four pumps being proposed. Mr. Petroro states there are eight pumps being proposed now and the previous plan had six pumps. Mr. Petroro states there will be four islands so there will be pumps on either side of the islands. Mr. Petroro states it is very important for the Applicant to have the parking in front of the building in order to operate. Mr. Petroro states that they have tried to maximize the parking in order to have enough spaces for the convenience store and towing facility on the side. Mr. Petroro refers to the required variances and states the canopy was previously set back two feet and it is now up against the property line, and the pump/island set back was previously 13 feet and is now 10.7 feet from the property line, all within the front yard setback. Mr. Petroro states there was a setback for the access point of 100 feet and that will remain the same as they are 26.2 feet from the edge of the intersecting street lines. Mr. Petroro states that location did not change. Cynthia asks Mr. Petroro how the 100 foot access point setback was measured. Mr. Petroro states it is from the edge of the property to the curved edge along the property frontage with Fields Lane. Cynthia states there is a huge State right of way there. Mr. Petroro states the locations of the driveways will remain the same and so will the operations in terms of the exiting and entering flow. Mr. Petroro talks about requiring a

variance for the Convenience Store Use and the Pumping of Gas as was determined by the Building Inspector. Cynthia states the Principal Use is a gas station. Mr. Petrero states yes. Cynthia states she thinks the building should be labeled as service station and convenience store because the convenience store is an accessory to the gas station. Will asks if that means they would have to close if they were to stop selling gas as they wouldn't be able to only sell convenience items. Cynthia states that is the issue. Gerry states that is a problem because what had been discussed before is that the convenience store would be an Accessory to a Principal Use. Gerry states the Use Variance would be needed because the gas pumps have been taken out and it is not a pre-existing non-conforming Use. Cynthia states the service operation in the smaller building is a pre-existing non-conforming Use. Gerry states yes, that is correct. Charlotte asks whether the smaller building will change. Mr. Petrero states that the smaller building is not changing at all. Cynthia refers to the front of the building and states it does concern her slightly. Cynthia states she did speak with Ward Hanaburgh, the Superintendent of Highways to see what his opinion is as to whether Fields Lane in the immediate future would ever be widened and he thought it would not. Cynthia states that Ward didn't see the previous Plan as being a problem because there was an access and planting area, but now there is a very important access-way and if the Applicant were to lose that from the Town, there would not be a way to get to the pumps. Mr. Petrero states this is something they wanted to discuss with the Town in terms of some type of an agreement. Cynthia states the Applicant should go over to the Town Board sooner than later because this is critical to the Plan. Will asks Mr. Petrero what the width of the right-of-way is and whether it is consistent all the way down. Cynthia states she does not know if she has a map that would tell us that. Mr. Petrero states the width of the right-of-way is 40 feet. Cynthia states it is huge. Will states that does not seem right. Cynthia states the right-of-way goes from the edge of the white Fields Lane area shown on the Plan to the edge of the property line. Will takes a look at the Plan and confirms the right-of-way is 100 feet. Will talks about the Applicant buying the land from the Town. Gerry asks Mr. Petrero if he has a survey. Mr. Petrero states they do have an Existing Conditions Plan which he doesn't have with him tonight. Cynthia believes the State owns the land not the Town. Cynthia states she believes the State owns the land but the Town has the right to have a Town road on top. Cynthia points to an area on the Plan and states that the State owns that right-of-way. Mr. Petrero states yes, the State owns Hardscrabble Road. Mr. Petrero states that Fields Lane is a Town road. Cynthia states she knows it is a Town road, but believes the State owns the green portion on the Plan. Mr. Petrero states he doesn't believe so. Gerry suggests Mr. Petrero check with the Town Assessor. Cynthia refers to the opposite side and states there is a huge right-of-way there as well. Will asks what the character is like on the other side. Cynthia states there is a big shoulder which goes down and then there is a steep slope. Cynthia talks about the Applicant going over to the Town Board and asks whether this would be done as a Referral. Gerry states it is not like a Referral to the ZBA, but the Applicant does have to get there. Gerry states he believes a real survey should be presented instead of a drawing prepared by an engineer. Mr. Petrero states they will provide that, as they do have a survey. Cynthia states before the Applicant is sent over to the ZBA, the Planning Board needs to see what this building and canopy will look like visually. Cynthia states the Planning Board doesn't usually get too much into the structure of the building, but in this case they will because the character they would like to see has to be in keeping with North Salem. Mr. Petrero states he was told that the architect has not prepared the elevations yet, but will propose a gabled roof with a copula on top to keep with a horse barn type of design. Cynthia asks what type of finish is being proposed for the outside. Mr. Petrero states he doesn't know. Will states if the old building is being torn down there is a lot more that may be done. Will states it is his opinion that this Plan looks worse than the old Plan. Will states it is all pavement, no access into the door, and the pumps are right on the property line. Will states if the building is being torn down he doesn't understand why the Town land would be needed, and there should be a way to do this differently by turning the pumps and the building in the other direction. Will talks about pushing the building up towards the Hardscrabble Road side of the street. Will suggests the angled parking be taken out in order to have better separation and landscaping and green space around the building. Will states this Plan is a sea of pavement. Will refers to the angled parking in front of the island and states people will be backing into the traveled isle that is competing with the circulation around the Site as well as the people leaving the pumps.

Cynthia states when she looked at the new Plan she thought the whole thing should be rotated 90 degrees so that the pumps are towards the service building and even though the back of the building technically would be towards Hardscrabble Road, it could be made so as to have a nice façade. Cynthia states this may give people a lot more swing room when coming in and out of the pumps. Cynthia states the Board is in favor of this Project and wants to see it come back, but would like to work with the Applicant to make it better. Cynthia states she is concerned about how the land in the front will be used as it is very tight. Cynthia states that the people who are parallel parked will be backing up into the line of traffic for people trying to pull into and out of pumps. Cynthia states this area seems very busy. Will states the layout should be functional to the Site. Cynthia states on Route 6 going towards Danbury there is a gas station where the building ends in the middle with filing on the right and the left. Cynthia states that when people pull in there they are right at the pumps and they can go all the way around. Cynthia states it seems to work better. Cynthia states it is a tiny location, but it works well. Cynthia talks about getting the pumps back and turning the building. Charlotte talks about big rigs needing to get in and out and refers to the station on the corner of Route 6 and Starr Ridge Road. Charlotte states if someone has a horse trailer it is almost impossible to get in and around the pumps. Charlotte refers to the angled parking and states people will have trouble maneuvering the turn. Cynthia states that the people in this Town tow a lot of vehicles/equipment. Charlotte states yes, as well as landscaping trucks. Will states he does not want Mr. Petrero to take the comments as a total criticism of the Plan, the point is if the Applicant is going to the length of tearing everything down, they will have a fresh Site and should figure out how to make it work well. Cynthia states there are constraints in terms of where the septic is and where the tanks will go. Cynthia states she is excited about the prospect that this could be a much better functionally Site. Charlotte states if the building were turned, and the shape changed, there would be more access points for customers to get in. Will states to him it is a sea of asphalt, the circulation is worse, the parking in the front does not have a separation with the building, and there is no pedestrian access other than using the handicapped area which is not what that is for. Will states that with tearing the down building there is an opportunity for a better Plan with more green space. Charlotte states the flow is the most important so people are not jammed up. Mr. Petrero states he believes there is enough isle room for people to back up and move around. Will states we do not want people backing up into the isles or the pumps; that is a hazard. Cynthia states if someone is on your tail you cannot back up and the last person will have to back out into the road. Cynthia states this is a very busy location and it is a popular Site for commuters. Will states the parking should be on the side of the pumps. Charlotte states that a vehicle longer than a car will not be able to turn out of there if people are parked in the slanted spots as there is not enough room. Cynthia asks Mr. Petrero if the Applicant would consider providing an alternate Plan or two. Mr. Petrero states this is something they will talk with their Client about. Mr. Petrero asks the Board for a summary of what they are looking for and states he heard the suggestion about moving the pumps and having better circulation. Gerry states it should be turned 90 degrees. Cynthia refers to the Plan and shows where the building location and pumps could be located so that people who park may get into the convenience store. Cynthia talks about turning the building so as to have an entrance way on either side. Cynthia states a second set of pumps may be able to go in. Cynthia refers to the suggestions from Will and states there has to be enough room in order to have landscaping around the building. Charlotte asks if the pumps can be on both sides. Mr. Petrero talks about the impacts on parking. There is a discussion about the loading area for the convenience store. Will refers to the dumpster and states it is sticking out in the wrong place and he does not know how the trucks will get to it. Mr. Petrero states he has seen rear loading dumpsters. Will states this is an opportunity for the Applicant to think more creatively and suggests a Plan that turns the building and the pumps and turns them 90 degrees. Will states he knows the septic is limited. Will asks whether the building is proposed to be bigger. Cynthia asks Mr. Petrero to provide the Board with an alternative sketch. Mr. Petrero states the previous building was 2,290 square feet and the current building is proposed to be 2,540 square feet. Will states the building is approximately 500 square feet larger plus it took over the service bay. Mr. Petrero states the existing building, as it stands, is 2,500 square feet. Cynthia states the existing building was supposed to have a big area that was still dedicated to the service station. Cynthia states she doesn't think there is a need for a building that big.

Will asks Mr. Petrero if the footprint of the building is relatively the same. Mr. Petrero states it is not the same no. Cynthia asks how many square feet the existing building is. Mr. Petrero states with the towing, it is approximately 2,500 square feet. Cynthia suggests the Team do one or two sketch plan alternatives, and the Board will add them to their next Work Session. Cynthia talks about inviting the Architectural Review Board (ARB) to come to provide their input because eventually they will weigh in on the building. Cynthia states the Planning Board will go out of their way to have this Meeting to keep the process moving. Mr. Petrero states they will provide a couple of alternatives for the next Meeting. Cynthia states this is worth exploring in order to have a better working Site. Cynthia states that Will has given Mr. Petrero ideas to consider. Will asks why the number of pumps has been increased. Mr. Petrero states the Applicant was looking to service more people by reducing the queuing time. Will asks whether an analysis was done to get to that determination. Mr. Petrero states he doesn't believe any analysis was done. Will confirms the canopy has been enlarged. Cynthia states it would be nice to get the canopy off the edge and move it towards the back. Cynthia states the Board knows this is a small Site and they are willing to work with the Applicant to recommend variances if they believe it will work. Gerry refers to the need for a Use Variance and states the better the recommendation from the Planning Board, the easier it will be to obtain the hardest thing in Zoning which is a Use Variance. Mr. Petrero asks the Board whether they have any other comments for him to bring back to the Team in order to be prepared for the next Meeting. Cynthia asks whether the sign will still be low. Mr. Petrero states yes. Cynthia reminds Mr. Petrero that the Board likes to see low lighting. Cynthia refers to the façade of the building and gives the Shell Station as an example being stark white and states that is not what the Board is looking for. There is a discussion about a barn-like look with softer colors. Cynthia talks about cedar siding or clapboard. Mr. Petrero states he appreciates the help and the comments and they will work with the Board to try and provide something more likable.

#### **5. Financial Report:**

- October, 2014

**Chairwoman motions that the North Salem Planning Board Approve the October, 2014 Financial Report. Bernard Sweeney seconds. All in favor. No opposed.**

#### **6. Minutes:**

- October 1, 2014

**Chairwoman motions that the Planning Board Approve the Minutes for October 1, 2014. Charlotte Harris seconds. All in favor. No opposed.**

#### **7. Next Meetings:**

- Work Session – November 19, 2014
- Regular Meeting – December 3, 2014

Cynthia states the Board may have a Work Session on November 19<sup>th</sup> and asks whether everyone can make it. Bernard and Charlotte state yes. Charlotte asks whether the folks from Hawley Woods will have their information in by then. Cynthia states hopefully they will be able to sit down with Frank sometime in November. Cynthia asks the Board whether they are available for the December 3<sup>rd</sup> Regular Meeting. Charlotte states she is not as that is her Anniversary. Bernard states he is available. Cynthia states we will check with Christopher and Gary on their availability. Cynthia states she has started to work on a few Work Session items with Will, and will not push to have them done in 2014. Cynthia states that beginning in

January the Board will have a few Work Sessions to discuss minor Site Plan items and procedures in terms of what we are asking people to do. Cynthia states we are moving into the electronic age and want to make sure we are getting the proper amount of copies. Cynthia states we are putting a lot more of our Conditions in our Resolutions and they probably should be in our Rules and Regulations and Code. Cynthia states the Board looked at private roads and driveways once before and will take a quick look at them again. Cynthia states we only have street specifications and our Subdivision Regulations are not 100% in cinque with the Code Chapter on Streets, but they do specify Planning Board involvement. Cynthia states if the Board does meet on November 19<sup>th</sup> she will prepare an outline so they will be able to do some background reading.

**8. Resolution:**

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