

Present: Tom Failla, Chairman, Jane Connolly, Vice Chairman; Don Saltzman, Richard Wolf, Sally Korsh, Britta Lerner - Ken Edgar absent.

Land Use Director, Tracy Kulikowski, also present

Meeting digitally recorded 9/6/16

DISCUSSION/DECISION: LOT DEVELOPMENT, LOT 6, 10 SMITH RIDGE ROAD (SAFERSTEIN/MLR BUILDERS) TANNERY LANE SUBDIVISION

Richard Bennett, P. E., Megan Roberts of MLR Builders, Scott Walker, abutting owner of Lot 5 Scott Buddenhagen were present.

Richard Bennett came forth to present a detailed plan of Lot 6 to the members of the Commission. He noted two retaining walls 6 feet high and 20 feet apart for the construction of the driveway. The topography is steep and there is no other choice. One retaining wall is not on the property line of Lot 5 but is very close, 1 1/2 feet. When the Tannery Lane Subdivision was approved in 2004 there were common driveways but not shown when the mylar was recorded. Richard Bennett stated that his plan does meet the Regulations.

The Chairman asked about the sequencing of the work and Mr. Bennett stated that they would start with the lower wall first. The Fire Marshal stated that the driveway is tight but doable.

The Commission expressed concern about the steepness of the driveway and safety. Megan Robertson of MLR Builders stated that the driveway will be blacktop and was not sure when construction of the project will start. Also continued discussion re landscaping the wall in the 1 ½ foot space near the property line.

Scott Buddenhagen, abutting land owner of Lot 5 stated his concerns about the wall on Lot 9. A discussion followed regarding alternative ideas on the siting of the house and the retaining walls. Mr. Buddenhagen is very concerned about the trees on his property and the safety of the wall with children and animals.

LOT DEVELOPMENT CONT:

The Vice Chairman suggested that Mr. Buddenhagen continue his discussion with the developers of Lot 6 and come back to the Commission for the October meeting.

Richard Bennett P. E. addressed the 20 foot wall saying that he could move the wall two feet.

Richard Wolf questioned on why it was still not a common driveway? A discussion followed regarding the fact that the driveways for this subdivision were not recorded on the filed mylar.

The applicant was asked to come back to the Commission with a revised plan on October 4th.

OTHER BUSINESS:

The Chairman handed out a package of documents relating to Open Space and cluster housing for the Commission members to read and discuss later. The Vice chairman suggested a public hearing to outline what the Commission is thinking of for the future.

Discussed inviting Hiram Peck, Planning Consultant, back for a discussion. The meeting on October 4th was suggested.

Discussed requesting Ms. Chen of 10 Samuelson Road regarding the containers on her property, to come to the October 4, meeting.

APPROVAL OF MINUTES:

Britta Lerner moved that the Commission approve the minutes of June 6, 2016 and July 11, 2016. Richard Wolf seconded. Vote in favor (6-0) Ken Edgar absent.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: approved on October 4, 2016

