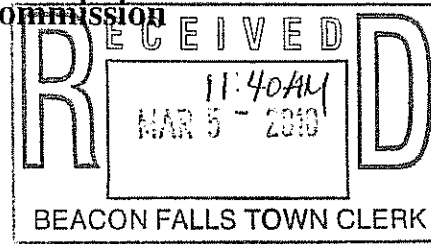




Planning and Zoning Commission

Public Hearing Minutes
H I Stone – Application P-2009-181
Draft Minutes Subject to Modification
February 18, 2010



Present: Chairman McDuffie, Commissioners Chadderton, Burns, Fitzpatrick, Betkoski and Trzaski.

Absent: Commissioners Fernandes, Vitale and Hinman

I Call to Order

Chairman McDuffie called the public hearing to order at 7:20 P.M.
The Chairman read the legal notice into the minutes.

II New Business

Zack Lesard came forward and gave an overview of the site plan application with special exception. It is property located at 3 Alliance Circle. It is a parcel of approximately 9.6 acres, and the site is very steep.

Phase I will be site prep work for a future building which will be around 20,000 sf. In this case the first item in the construction sequence will be a detention basin, so that there will not be an increase in run off at excavation time.

The site will have a permanent 6ft fence on the entire parcel.

Chairman McDuffie asked if there were any comments from the public and Christopher Pyka, 2 Pinesbridge Rd., came forward and strongly stated that the previous projects on Lancaster Drive have caused water problems on his property and his neighbors property as well. He wants the town to stop further projects and look into the water issue by way of a study to determine what the end result will be when the area is built out.

Robert Onderko, 6 Pinesbridge Rd., came forward and said that the water from is destroying his property.

Zack Lesard stated that the work will reduce the flow of water, to which Mr. Pyka responded that when you blast ledge, more water flows. Chairman McDuffie asked 3 times if there was anyone else to speak for or against this application and no one came forward.

III Adjournment

A motion to close the public hearing was made at 8:00 P.M. by Comm. Chadderton and 2nd by Comm. Burns. All in favor.

* An audiotape is available at the office of the Town Clerk.

Respectfully Submitted,

Mary Ellen Fernandes

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Clerk 20 Feb 2010