

PLANNING BOARD MEETING OF MAY 9, 2006

PLACE: TOWN HALL BANQUET ROOM

Meeting called to order at 6:30 P.M. by Chairman Fleurent

I. ADMINISTRATIVE BUSINESS

A. Quorum/Attendance

Members Present – all members.

Members Not Present – none.

Planning Director William Roth was also in attendance.

B. Acceptance of Minutes –

Dennis Vello motioned to accept the minutes to the April 11, 2006 meeting. Timothy Cox seconded. The vote was unanimous. The motion passed.

Marinus Vander Pol motioned to accept the minutes to the April 25, 2006 meeting. Deniis Vello seconded. The vote was unanimous. The motion passed.

D. Planning Board Bills – None.

E. Receipt of Plans

1.) Definitive Subdivision – Bouvier/Severence – 249/253 Main Street

William Roth – This is a six-lot subdivision. I recommend setting the Public Hearing for June 27, 2006. It's four new building lots and two existing houses.

Albert Borges motioned to set the Public Hearing for June 27, 2006. James Holmes seconded. The vote was unanimous in favor. The motion passed.

F. Approval of Plans – None

Resignation of Board Secretary James Pelland

Chairman Fleurent read Planning Board Secretary James Pelland's letter of resignation into the record. Mr. Pelland is resigning due to family obligations. The sentiment of the Board was that he did a good job and will be missed.

Chairman Fleurent also brought up the Planning Board's Town Meeting vote on the Mariner Soccer issue and more discussion regarding that matter ensued.

Finally, William Roth spoke about the SRPEDD annual dinner and the celebration of their 50th anniversary on June 8, 2006 at White's of Westport.

II. PUBLIC HEARINGS

1.) Special Permit – Carapace, LLC – 121 Alden Road (continued from 4/25/06)

William Roth – There were six issues identified including the power pole, the boulders, the deceleration lane, engineering issue, the SRPEDD study and the landscaping. SRPEDD is recommending a right in, right out entrance. I agree with that. The landscaping needs to be

looked at again. It does appear that they've revised their plans to address some of those issues. So, the only remaining issue is the entrance.

Bill Madden (engineer for the applicant) – We want unrestricted turns on the property. We don't see vehicular traffic to be that great there. We will look at it after one year, like the compromise you made with Mr. Panagakos. Both vegetation and site distances have been improved. We've removed the sign and moved the boulders back. We're basically in compliance.

James Holmes – A right in, right out entrance addresses the petitioner's need for this road. A left in or out is very dangerous. Will the driveway be open only when you're open?

Mr. Lutz (petitioner) – Yes, for security reasons.

Wayne Hayward – We're calling it a driveway. I think it's a subdivision. Once we issue the Special Permit, we are done. I can't go along with it.

Bill Madden – It's a driveway.

Wayne Hayward – Then bring it up to town standards. You're creating frontage.

Bill Madden – We're not.

Mr. Lutz – There are no plans to develop on this property. It's surrounded by other businesses. I'm requesting a driveway, an access to a business. I think we've complied. What else can we do?

Chairman Fleurent – Isn't there a possibility of buildout to the east?

Bill Madden – Yes, after a wetlands investigation.

William Roth – What do you want to do with the right in, right out? There's a small opportunity to address this issue in the future if something else is proposed on this lot.

Bill Madden – We will correct any traffic problems.

Wayne Hayward – It needs to be addressed now.

Marinus Vander Pol – Would they be okay with a traffic study in a year from the installation of the driveway?

Bill Madden – That could work.

Wayne Hayward – We give him a limited right in, right out and in a year, look at it again. Possibly, we could give him full access after that.

Bill Madden – How can we judge a problem with that?

Wayne Hayward – I think it's already a problem.

Gary Staffon – Panagakos was full buildout and we gave him full access. This is not full buildout.

Gary Staffon motioned for a right in, right out entrance with the design providing a delta, and to look at the issue again in a year. Wayne Hayward seconded.

Bill Madden – All it would do is add a "no left turn" sign.

William Roth – You would need a neatly configured “pork chop”.

Mr. Lutz – I’m concerned with safety. I don’t want to create a problem. This year’s study is fair.

Wayne Hayward – I see the property for what it is.

The vote on the motion was 7-0 (Mr. Cox abstained due to the fact that this was initially heard prior to his election.) The motion passed.

2.) Definitive Subdivision – Gus Pinto, Jr. – Washburn Avenue (continued from April 25, 2006)

William Roth – They are looking for a continuance to June 13, 2006.

Marinus Vander Pol motioned to continue the Public Hearing at the applicant’s request to June 13, 2006. Gary Staffon seconded. The vote was unanimous. The motion passed.

Marinus Vander Pol motioned to adjourn at 7:55 p.m. Gary Staffon seconded. The vote was unanimous. The motion carried. The meeting was adjourned.

Respectfully submitted,
James Pelland, Secretary to the
Planning Board