

DATE: March 24, 2011  
TIME: 6:00 P.M  
PLACE: Fire Station  
FOR: Regular Meeting  
PRESENT: Donald Goranson, Chairman; Jonathan Hankin; Jack Musgrove;  
Suzanne Fowle Schroeder; Richard Dohoney  
Chris Rembold, Town Planner

Mr. Goranson called the meeting to order at 6:00 P.M. Mr. Dohoney had not yet arrived.

**FORM A'S:**

Michael Parsons was present from Kelly, Granger, Parsons and Associates with a Form A plan on behalf of Roger Imhoff for two parcels of land located on the north side of Route 23 aka State Road. The plan shows two lots, lot 1 contains 0.255 acres of land and lot 2 contains 0.286 acres of land.

There are two houses, one on each lot. Lot 2 does not have any frontage however, Mr. Parsons demonstrated to the Board that the houses were built prior to the adoption of subdivision control law in 1970. Mr. Parsons presented maps dated 1958 and 1969 showing the existence of the structures.

Mr. Musgrove made a motion to approve the plan, Mr. Hankin seconded, all in favor.

Mr. Parsons presented a Form A plan for Alder Creek, LLC for one parcel of land located on the east side of Castle Street. Parcel A contains 0.013 acres of land and is not to be considered a separate building lot. This is the wooden structure over the pedestrian underpass. There has been discussion between the Town and the property owner to convey the structure to the Town.

Mr. Parsons demonstrated that this structure existed prior to subdivision control law.

Mr. Musgrove made a motion to approve the plan, Mr. Hankin seconded, all in favor.

**MINUTES:**

Mr. Hankin made a motion to approve the minutes of February 25, 2011 as amended, Mr. Musgrove seconded, all in favor.

Mr. Hankin made a motion to the minutes of March 3, 2011 as amended, Mr. Musgrove seconded, all in favor.

Mr. Hankin made a motion to approve the minutes of March 7, 2011 as amended, Mr. Musgrove seconded, all in favor.

Mr. Hankin made a motion to approve the minutes of March 10, 2011 as amended, Mr. Musgrove seconded, all in favor.

**AT&T:**

The Board briefly discussed the letter of recommendation prepared by Mr. Musgrove on behalf of the Board to the ZBA.

Mr. Hankin made a motion to send the letter to the ZBA as the recommendation of the Planning Board, Ms. Schroeder seconded, all in favor.

**PRELIMINARY SUBDIVISION:**

Mr. Parsons was present to discuss the preliminary subdivision plan submitted on behalf of Dale and Sandra Alden for 12 lots located on the west site of North Plain Road. Mr. Dan Alden, son, was also present. The parcel contains 7.25 acres of land. One access road is proposed with two cul-de-sacs. The water service would be provided by Housatonic Water Company. Each lot would be served by its own on-site septic system. The land is gravel so it is well drained, there should be no problem perching the land.

Mr. Rembold provided an aerial view of the property that sits in the middle of densely populated neighborhoods.

Mr. Hankin said the area is affordable.

Mr. Alden said it is a good opportunity for infill.

Mr. Musgrove said it would be in keeping with the surrounding neighborhood.

Mr. Rembold said zoning (R1-A) requires a minimum of 10,000 square feet of land. He said in some cases the square footage is almost double. All of the lots exceed the minimum required square footage.

Mr. Parsons said the lots were laid out with the road configurations. The size of the lots worked with the layout.

Mr. Alden said more lots could have been squeezed in but we felt this configuration worked best.

There was some discussion of bringing town sewer to the site but it was determined that it would be more costly than providing individual septic systems.

There was discussion of the filing fee. Mr. Parsons asked the Board to consider waiving the filing fee of \$750.00. He said the preliminary plan is not required for a residential subdivision so he hoped it might be waived.

Mr. Musgrove said a sketch plan can be presented without a filing fee but the preliminary plan is more comprehensive. He said he is sympathetic to the small size of the plan and would be willing to waive the fee.

Mr. Goranson said perhaps the Board should consider if a fee should be required if we are going to consider waiving it.

Planning Board  
March 24, 2011  
Page 3

Mr. Parsons said that there was discussion with his client about not filing a preliminary plan because of the filing fee but they agreed that the preliminary plan was important both for the input from other boards and may be important to their marketing efforts.

Mr. Goranson said he didn't want the filing fee to be a deterrent for filing a preliminary plan.

Mr. Hankin said when a preliminary plan is filed zoning is frozen on the parcel for a period of time, 7 months. This provides certain rights and protection to the developer. A sketch plan doesn't provide any protection. Mr. Hankin said he would prefer not to waive the fee. He said the plan could be looked at as a sketch plan providing the applicant would be willing to withdraw the preliminary submission.

Mr. Parsons said Mr. Alden is looking for some indication of approval by the Planning Board and the other boards so he can feel comfortable moving forward.

Mr. Goranson said approval of the preliminary plan does not guarantee approval of a definitive plan. The \$750.00 fee is not for insurance that the definitive plan would be approved but for other protections already discussed.

Mr. Musgrove agreed, he said the other boards are considering the plan not just the Planning Board.

Mr. Parsons withdrew his request to waive the fee. He said he would pay the fee the following day.

Ms. Schroeder said she does not see the plan as infill. She said she interprets infill within a village center where there are sidewalks and pedestrian friendly areas. She said she considered this more sprawl than infill.

Mr. Hankin said there is already infrastructure in this area it is not farm land that is being developed. He said he appreciated Ms. Schroeder's point of view but he said it really is more like a hole in the fabric of this particular area. He said if this were proposed down the road where there is open space and farmland he would be more inclined to agree. He said this is very different.

Mr. Goranson said he did not see it as infill.

Planning Board

March 24, 2011

Page 4

Ms. Schroeder said this plan does not add to the village center vibrancy. She said one of the criteria in subdivision control law for a definitive plan is for sensitivity to trees. This tract was wooded, but has been clear cut by the applicants. She said she is not feeling as favorable toward the plan as the rest of the Board seems to be. She said there will be other things to consider when reviewing the definitive plan.

Ms. Schroeder said she uses that intersection onto North Plain Road often. A curb cut so close to the existing intersection should also be looked at closely. She said she

understands that this may be a good place to put 12 houses but it needs to be looked at more closely.

Mr. Dan Alden said he brought in three different foresters before clearing the land. It was determined that the land had 30 years of overgrown Christmas trees, white pines, that were dead underneath. He said they attempted to selectively cut trees but they had grown too close together so the root systems were too weak to support the trees on their own.

Mr. Dohoney arrived at 7:12 P.M.

Mr. Parsons said there would be an opportunity to require the planting of trees during the definitive plan stage.

Mr. Musgrove said there would also be a traffic study to determine the impact from the development.

Ms. Schroeder said she watched the land be clear cut and she didn't feel any sensitivity to the site or the neighbors was exhibited.

Mr. Alden said he had spoken to the neighbors prior to cutting the trees and there was support for removing them.

The Board determined they should conduct a site visit and asked for an extension of the time frame for a decision from the applicant. The site visit was set for April 28, 2011 at 5:00 P.M.

#### **SITE PLAN REVIEW: 531 MAIN STREET**

John Van Wagner was present to discuss his application for site plan review for his property at 531 Main Street. The building had been a two-family dwelling but it is going to be converted into Chiropractor's office.

Mr. Hankin said he would like to conduct a site visit.

Mr. Van Wagner said he is trying to get the work done so he can move into the space as soon as possible.

Planning Board  
March 24, 2011  
Page 5

The Board decided to conduct a site visit on March 31, 2011 at 6:15 P.M and act on the application as the first item on their agenda for the March 31 meeting.

Ms. Schroeder said there is a conflict next week with the public hearing for the Housatonic Mills Redevelopment Overlay District. The Housatonic Task Force is meeting at the same time and they are the people who need to attend the public hearing.

It was suggested that an attempt be made to have the Task Force meeting changed.

Having concluded their business, Mr. Musgrove made a motion to adjourn, Mr. Hankin seconded, all in favor. The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Kimberly L. Shaw  
Planning Board Secretary