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**MINUTES MEETING
Town of Halfmoon Planning Board, 2018
December 10, 2018**

Those present at the November 26, 2018 Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
John Higgins
Tom Koval
Richard Berkowitz
Thomas Werner
Mike Ziobrowski

Planning Board Alternates:

Coordinator Building, Planning and Development:

Richard Harris

Planner:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison:

John Wasielewski
Jeremy Connors

Town Engineer / CHA:

Joe Romano

Chairman Don Roberts opened The Planning Board Meeting at 7:00 pm

Rich Berkowitz made a motion to Approve the November 26, 2018 Planning Board Minutes Marcel Nadeau seconded Minutes Approved.

New Business:

18.179 Advanced Auto Parts, 1695 Route – Sign

Wayne General: Good evening, Wayne General with Action Sign Company, basically coming in I know there was an allowance granted for the whole plaza, Raymour & Flannigan, Advanced Auto and they know that they are about 10 sq. ft. from that so they are looking to put a sign on the back of the building 10 sq. ft. just to denote the

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end of the building kind of directing traffic as they are pull in that one entrance off of 146 Raymour & Flannigan has one on the back of their building so that people coming around the long way around find it hopefully cut down the short side. That is pretty much it.

Don Roberts: And as you said the owner of the plaza is aware this is it for signage

Wayne General: Yes.

Don Roberts: Questions by the Board?

Rich Berkowitz: I make a motion to approve the sign

Tom Koval: Ill second

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion carried.

Advance Auto Parts Sign, APPROVED. Board approved a new approx. 10 SF wall mounted sign to be located on the rear of the building, and noted this will allocate all available signage area for the existing tenants.

18.191/18.192 Ted's Fish Fry, 1663 Route 9- Change of Use/Tenant & Sign

William Deed: The name is William Deed, Teds Fish Fry 1663 Route 9, we're proposing to take over the Matts Cape house building, there's nothing too much that we are changing, just a little bit of cosmetic stuff. We are also proposing a new sign

Don Roberts: Ok, hours of operation is it 7 days a week?

William Deed. Yup 7 days a week, 11 till 9

Don Roberts: And how many employees?

William Deed: We're going to employ roughly 20 people

Rich Berkowitz: Not at the same time?

William Deed: Not at the same time, 5 to 7 at a time.

Rich Berkowitz: Ok just for parking purposes.

Don Roberts: Now for your sign, I know you requested 16 ft. sign

William Deed: Yup

Don Roberts: In that area we think a 12 foot sign would be more appropriate are you willing to go with 12 feet

William Deed: 12 feet works for us

Don Roberts: Thank you, questions by the Board?

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John Higgins: As we discussed in the pre- meeting if you could talk to the land lord and have them address the concerns regarding the access in and out.

William Deed: Absolutely

John Higgins: We looked at it on one of the phones and it is relatively tight at the beginning of that and then it opens up and that's where there's been problems in the past, and since it is totally on your property it's your requirement or however you want to call it to talk to the land lord and just see if they can have Napa be a little bit more considerate as far as keeping the entrance open.

William Deed: We can talk to Napa and the landlord try to work something out

John Higgins: Ok, thank you.

Ron Laveche: Im Ron Laveche with the Sign Studio we can also go ahead and propose a sort of a way finding system so that we can add additional signage in that area so it will direct some of the traffic and you can also talk to the land lord about putting up restriction signs on there for loading and unloading.

John Higgins: However you want to handle it being it's totally on your site but right now there are arrows as you come in directing you to the right where as I said its relatively narrow to go into the back and then to coming out it's alongside the building and I know because I've been there I just want to make sure that we don't have a traffic problem with cars going both ways ok, thank you very much.

Rich Berkowitz: Are there going to be any signs on the building?

Ron Laveche: Not at this time, there's none proposed at this time

Don Roberts: If you propose any more signage you've got to come back you know that?

Ron Laveche: Yes we know that.

Don Roberts: Ok

Tom Koval: I'll make a motion to approve the Change of Tenant and I make a motion to approve the sign at 12 feet high.

Rich Berkowitz: Ill second that.

Don Roberts: I have a motion by Tom Koval seconded by Rich Berkowitz, all in favor? (All were in favor) Opposed? (None were opposed) Motion carried and you will advertise Halfmoon right?

William Deed: Yes we will advertise Halfmoon.

Don Roberts: Thank you very much, good luck

William Deed: Thank you.

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Ted's Fish Fry, Change Use/Tenant & Sign, APPROVED. Board approved a change in tenant for the existing building and a free-standing sign, provided the sign shall be no higher than 12 feet.

18.195 FedEx Office/Halfmoon Walmart, 1549 Route 9- Change of Use/Tenant

Margaret Stroney: Hi good evening my name is Margaret Stroney, I work for David Weiss Architect I am here on behalf of FedEx office. We are proposing a change of tenant in the Route 9 Walmart in Clifton Park. The current space is vacant it is 859 sq. ft. the only entrance into the tenant space is through the interior of the Walmart ,FedEx hours are going to vary seasonally but we will only be in hours of operation at the Walmart. We are proposing 2- 4 employees at one time within the tenant space, parking shouldn't be affected because this is already with in the Walmart program. I would like to field any questions if you have any.

Don Roberts: Go ahead questions by the Board.

Tom Koval: Is there going to be any exterior signage, advertising the FedEx location?

Margaret Stroney: Im not here to talk about that tonight unfortunately

Tom Koval: If there is any exterior signage you'll need to come back before the Board.

Margaret Stroney: Understood

Marcel Nadeau: That store is in Halfmoon not Clifton Park

Margaret Stroney: Oh, thank you.

Don Roberts: So they will advertise Halfmoon.

Margaret Stroney: Halfmoon, ok. Thank you.

Tom Koval: I make a motion to approve the Change of Tenant.

Marcel Nadeau: Ill second it.

Don Roberts: All in favor (all were in favor) Opposed? (None were opposed) Motion carried.

Margaret Stroney: Thank you.

FedEx Office/Halfmoon Walmart, Change of Tenant/Use, APPROVED. Board approved the use of approx. 896 SF of tenant space for a copying and shipping center.

18.196 McCadden Subdivision, 128 Johnson Road – Minor Subdivision

Duane Rabideau: Duane Rabideau from VanGuilder and Associates Im here representing John and Matt McCadden before the Board for a 3 lot subdivision located at 128 Johnson Road, that's at the intersection of Johnson and Staniak roads. The proposal is to subdivide a 28.9 acre parcel into three residential lots, lot M is the actual farmstead parcel so that's right here it's just a little bit over 6 acres in size and that includes all of the existing farmstead improvements, Lot L which is this lot right here, is approximately 3 acres in size that lot has an existing

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wood frame building on it, my understanding it is condemned and is to be torn down. The other parcel is Lot K which is this flag lot parcel right here and that's 1.15 acres and that's in a keyhole configuration that would leave approximately 19 acres which is this piece right here that's part of the McCadden parcel so that's the remaining lands its approximately 19 acres , the parcel is located in the AR Zone , the new lots will be serviced by public water and public sewer , all the proposed lots meet the special requirements of the AR zone, and that's our proposal before the Board

Don Roberts: Thank you Duane, now are there wetlands on these sites?

Duane Rabideau: Not on these sites right here , there is some right in this area right here , just around this area right here and then which would be right here and this area right here is old fields and the rear portion is constrained by pretty steep a stream and steep slopes and wetlands.

Don Roberts: Thank you, questions by the Board?

John Higgins: How far down Johnson does the water go? The Town water or does it go all the way down?

Duane Rabideau: Im not sure how far it goes down but I believe it goes, it services Howland Park here so Im not sure exactly how far down Johnson road it goes, I know it goes that way but

John Higgins: Yea and I know it is on Staniak also I was just curious whether it goes as far as the 170 feet the opening for lot whatever that one is, the 18 acre piece

Duane Rabideau: That I'm not certain of.

Richard Harris: Just this summer water was sent past down Johnson road to lots that say Lands of Papura, it was a project that the Town was doing in that area and we were able to extend it down west it does not go all of the way down to the intersection

John Higgins: I didn't think it did but

Richard Harris: It comes down I don't know the exact point,

Marcel Nadeau: Their lot may be the last lot

John Higgins: Ok thank you

Don Roberts: Anyone else?

Rich Berkowitz: I make a motion to set a public hearing on January 14th.

Don Roberts: Can I have a second?

Mike Ziobrowski: I second

Don Roberts: All in favor? (All were in favor) Opposed (none were opposed) Motion carried, see you on the 14th

Duane Rabideau: Thank you.

McCadden Subdivision, - Minor Subdivision PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for a four lot subdivision.

Woodloch Residential (Inglewood PDD Amendment). Cemetery Road – {DD Amendment Recommendation

Jason Dell: Good evening Im Jason Dell Im an engineer with Lansing Engineering here on behalf of the applicant for the Woodloch Residential Englewood PDD amendment. The project site is located along the eastern side of Cemetery road and consists of 5 parcels that total about 7.86 acres. The project site is located a little over a 1000 feet up from the intersection of Cemetery road and Old Route 146 , so for the proposed project the applicant would like to subdivide the parcel into 42 single family lots, the lots will all be at a minimum of 4000 sq. ft. , the idea for the project is to provide a close knit community that will be marketed to first time homebuyers as well as retirees that are looking to downsize and remain in the Halfmoon area , as the applicant feels a project of this type will fit a need here in the Town for smaller affordable type housing for retirees as well as first time homebuyers. There will be one access into the subdivision coming off of Cemetery road, there will be about 1900 feet of Town road, and we are also proposing a secondary emergency access out onto Cemetery road. Internally within the subdivision there will be a sidewalk for interconnectivity as well as central gathering small little park area with a gazebo for the residents in there to use. So as part of this project we are requesting the Englewood PDD to be ammended to include our project site for this 7.86 acres. The Englewood PDD currently consists of about 9.1 acres and includes 27 attached multifamily townhome units. So the modified Englewood Pdd would allow for the existing use of the attached multi- family units as well as the proposed 42 single family homes, so that would be an overall acreage for that pdd of about 16.96 acres when combined. So as a public benefit for the project and to promote interconnectivity between this project Englewood as well as the future Lawrence Circle development immediately to the south of here the applicant is proposing to extend the sidewalk further up along the frontage of the project site on Cemetery road as well as the applicant is offering up approximately 1200 dollars per unit to be given to the town highway department to be used by the highway department and or highway related improvements. Municipal water located out on Cemetery road that the project would connect into and the Saratoga County Sewer district also has a sewer system in the area that we would connect to for the project, and storm water would be managed in accordance with all requirements out there. So we are here this evening to introduce the project to the Board and we are here on referral from the Town Board , so we will answer any questions you folks may have in hopes of moving this forward to a positive recommendation back to the Town Board.

Don Roberts: Thank you Jason, questions by the Board?

Marcel Nadeau: Jason have you reviewed the traffic situation there because I guess potentially with 42 homes you're probably going to add about 80 cars to that area.

Jason Dell: We did , I just submitted this morning, we had CME put together a traffic analysis and more specifically we had them look into the site distance because we wanted to make sure the site distance was going to be adequate at the top of the hill, so yes we did look into that , we did submit that I believe the am peak trips was approximately 35 and the pm peak trips was 44 and with some minor grading up on the site as well as some shifting of some signage we will meet the Aashto requirements for stopping site distances and we will not be critically limited so we will do an intersection improvement sign and that's all included with in the traffic that we submitted this morning.

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Rich Berkowitz: Did the traffic study take into account Lawrence Circle as far as the reconfiguration of the roads whether they are going to be reconfigured or they are not going to be reconfigured?

Jason Dell: The traffic analysis this morning did not take into account the potential future of Lawrence Circle this was just what the traffic would generate from this subdivision and it doesn't meet the thresholds set forth of the 100 trips per hour to do a full traffic study with the adjacent intersections but

Rich Berkowitz: It's going to add even more and Lawrence Circle will probably benefit this because you'll have people going down Cemetery through that project were going through 146 , you just have to kind of figure out which way they are going to go.

Jason Dell: CME is doing the traffic study for Lawrence Circle so they

Rich Berkowitz: So they will incorporate it

Jason Dell: So they will incorporate it into the Lawrence Circle yes, it's not incorporated into the one that we just did for this one here because it's significantly smaller

Rich Berkowitz: Because you're going to change that whole configuration of a Lowe's and 146

Jason Dell: Correct.

Tom Werner: Jason could you indicate on your map, are you going to bring that sidewalk up on the west side to what point , on what side and where are you going to cross it over?

Jason Dell: It ends approximately in this area here you can see the white line ends so we would bring it up to the frontage of the property I believe as far as would make sense, I will certainly work with CHA in taking a look at the feasibility in this area here because I believe this slope starts to come down over here so as far up as practical I guess for a lack of a better way to put it.

Tom Werner: And this would be hopefully designed to meet the requirements of the new residence here so you will need some sort of pedestrian crossing, there is a full street there or through intersection you think the crossing would be?

Jason Dell: We would have to provide a cross walk certainly the most logical spot would be at the intersection.

Tom Werner: Ok, site distance is decent from there?

Jason Dell: yes we actually had previous iterations of this property we had entrances at either side and the site distance didn't quite work so working with CME they identified the optimum slot for site distance being right where we've got it shown now.

Marcel Nadeau: Jason how far is the mobile home park from your northern exit or northern entrance?

Jason Dell: About 1,200 feet, I can show you on an aerial that I've got here

Marcel Nadeau: Well I guess my concern is a lot of people walk that road, night time is a very dangerous road for people walking and Im just wondering if there couldn't be a way of bringing the sidewalk to the mobile home park. A thought, like I said a lot of young kids and people are walking there.

Scott Earl: Im Scott Earl, I'm the project sponsor, first of all the sidewalk currently is on the west side of the street which never really made much sense if you are over there at all in the winter time all of the snow is on the sidewalk and the neighbors they don't say much cause they are all dead but there is no room the snow is on top of them , I think maybe what do you think we put the sidewalk on the east side of the road I own all of the property all of the way up now so move it to the east side and then you can continue it right on up through and on the east side it would be more easily used you won't have 50 people 55 and above trying to cross Cemetery road.

Tom Werner: that makes a lot of sense

Scott Earl: Up front knowing the project we submitted already which is 20 acres of retail and mixed use yes the flow is going to go to your point into that retail mixed use medical whatever the case may be so something will be like redraw the sidewalk up on the east side

Marcel Nadeau: I have no issues on which side it is my concern is could we possibly extend it?

Scott Earl: Sure we can take it where we want to go with it, there's more room on the east side than there is on the west, the permission on the east side would be one home that we don't currently own but he formerly owned all that Woodloch subdivision the one that Bordeaux built, on the west side there is an awful lot of disturbance to the private homes and permission and so no I don't have a problem with that at all.

Tom Werner: thank you.

Don Roberts: Ok , thanks for the offer Scott what we will do is eventually we are going to need a public information meeting on this anyway we have got to take a few steps before this and we like to refer it to Clough Harbor Joe could look at that proposal as far as the sidewalk goes , so I would like to refer it to Clough Harbor , the fire district, and Rich I think we may want to hire a traffic consultant from the list, do a traffic study, what they have so far.

John Higgins: Don I have a couple of questions.

Don Roberts: Ok so Rich they would review what they have so far if they have to add to it then, go ahead John

John Higgins: Jason this site itself without it combining it with the other site what's the green space percentage?

Jason Dell: Greenspace percentage I don't have the exact greenspace percentage but I do have the units per acre on its own would be about 5.4 units per acre combined or at a little over 4.

John Higgins: And being that you want to combine it with the developments to the south I guess it is doesn't it make sense that you would try and put an access road going from here to the other one so you have another

Jason Dell: it's all private property on this side, we adjoin the properties here, you can see these are the existing town homes that are there now there is no

John Higgins: Ok so the piece in between is not part of either one

Scott Earl: When he first approached this entire project and acquired all of the homes we talked to Mr. Bordeau and implored that he not build and offered to compensate him, that one house that sits closest to our point, expressing to him we would permit this and add it to his he came in a little short on his 10 acre pdd requirement and we have 7.8 that would marry nice with it but he said he was so far along in the process and it took him so many years to get approval that he built it anyway but you are correct that would have been an ideal situation because we've allowed them a connecting road into Lawrence Circle so the whole thing could have been eliminated, Cemetery road, the interior road served everything. In with you I loved to tear things down maybe I'll buy that house and tear it down

John Higgins: So in the back there is no way to put any kind of an interconnecting access

Scott Earl: We have room they don't have room and then right behind you is the auto auction all of the way, in the back it says auto auction.

John Higgins: How are you combining this with the other one if you don't own it?

Scott Earl: It touches, it touches all of that, the only thing that we don't own is the house in the front, there is a little button here my cat loves these things, right here we don't own this house but we own basically the land right here all of the way touching Bordeau's property that connects and allows the pdd to be connected, by Town code so the next of the property is occurring

John Higgins: So again then there would be no way like between houses 12, 13

Scott Earl: This house would stop you right here, this four unit building right here is the problem, and that's when we asked them to not to build so that we could come through and join the project.

John Higgins: So you purchased that project after they built?

Scott Earl: No before he built, we worked with him for almost a year before he built that final, if you remember when this got approved some years ago he built one or two and the economy wasn't supporting the price point and then about 2 and a half years ago the economy turned and the price point was supported and he went and built the rest, he built one or two buildings and died and then

John Higgins: But you bought it after he had died

Scott Earl: Built one or two I bought it when he was in stall mode I bought the rest of the property, and we tried to work with him before that part was constructed and he didn't want to, he wanted to continue what he had and it's his choice

Marcel Nadeau: Scott what is that parking lot off of right there?

Scott Earl: That is the auto auction, we actually are Lawrence Circle is on the front side of that

John Higgins: I know I'm asking the question again but you own where those town houses are now?

Scott Earl: Right here no that's Bordeaux Builders and now they are all private homeowners

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John Higgins: So what development are we tying this into?

Scott Earl: That same development

Tom Koval: You're joining it to your PDD

Lynn Murphy: Ok a pdd is a legislative change to an area a piece of property it's not owned by anybody no matter who buys it or sells it or whatever that property has been forever rezoned so what he is doing is just expanding that rezoning on the piece of property that he owns. The only person that can ask for the property itself to be rezoned is the owner of the property which he is, it doesn't all have to be the same person.

John Higgins: Ok so just because it's next to a pre-existing pdd that even though its owned by someone else

Lyn Murphy: We've done this like four times, he's done it he's probably one of the only people whose kind of discovered it and

Scott Earl: I've kind of discovered it and fell into it.

Rich Harris: Parkford Pdd was the most recent and Solar drive, you attached parcels from NYSEG and moved them into that pdd.

Don Roberts: Anyone else? So like I said eventually we will need a public hearing informational meeting but we are not there yet. Refer to Clough Harbor the fire district and the traffic consultant on board all right, ok thank you.

*Woodloch Residential (Inglewood PDD Amendment) - PDD Amendment Recommendation
TABLED/REFERRED TO AGENCIES. Board received a presentation on a proposed amendment to the
Inglewood PDD for the construction of 42 single family homes on lots with reduced area and setbacks.
The Board tabled the request and referred to various agencies for review. The Board also requested the
services of an independent consultant to review the potential traffic impacts of the project.*

Old Business:

18.157 Lissmac Site Plan (Halfmoon Commercial PDD), NYS Route 146 – Site Plan

Jason Dell: Jason Dell engineer with Lansing Engineering here on behalf of the applicant for the Lissmac site plan. This project has been before the Board on a couple of occasions most recently the Board approved the subdivision of the overall 63 point 8 acres into two lots one of which is the site of the Lissmac site plan just as a refresher we are located along route 146 down in the Halfmoon Commercial PDD Park so at this point the applicant is looking to construct 14,000 plus sq. ft. office warehouse building with the additional square footage shown on the building for future expansion for a total of 31,920 sq. ft. so the project plans a detailed engineering plans were submitted to CHA they have been reviewed , at this point we have addressed all of the technical items that CHA had for the project, we have also heard back from the NYS DOT they issued a letter indicating that at this point in time no additional traffic mitigation is necessary along route 146 for the project site , obviously everybody knows in the future as future building occurs on the site there is future planning happens for the site that this will have to go back to DOT for them to take a look at again but for now for the Lissmac site plan nothing is needed for rout e146 so we are here this evening to request final approval from the Board.

Don Roberts: Ok thank you Jason, comments by the Board?

Rich Berkowitz: I make a motion to approve the site plan.

Mike Ziobrowski: I second that

Don Roberts: All in favor (all were in favor) Opposed (none were opposed) Motion carried.

Jason Dell: Thank you.

Don Roberts: You're Welcome

Lissmac Site Plan (Halfmoon Commercial PDD), NYS Route 146 - Site Plan (18.157)

APPROVED. Board approved a site plan seeking to construct a 31,290 SF building in two phases, to be used to assemble industrial machinery.

18.194 Betts Farm Residential PDD- Major Subdivision

Gavin Villaume: Good evening Gavin Villaume with Environmental Design, Im here this evening with Chris and Ed Abele. Just real quick when was the last time we were in front of this Board do you know?

Don Roberts: Back in June was it?

Gavin Villaume: Yea ok, so essentially these are the same PDD plans that were prepared back then, I think for tonight we're just going to give you a quick introduction. So that's the pdd legislation that we designed the project from that was the one that the Town Board approved back in July so all of the layout for this project is based on that pdd legislation. The legislation approves the project for 201 residential units, we've got basically with this new plan we are now showing several phases of the project the detailed plans show the engineering for phase I, phase II, phase III and phase IV, as part of the approvals that the Town Board initiated there are also some improvements to Betts Lane that are being proposed essentially we're redoing all of Betts Lane, currently the road is approximately 12 to 16 feet wide so we are widening the width of Betts Lane as well as installing a sidewalk on the western side of the roadway. I believe in the pdd legislation it discusses a widened shoulder 6 foot wide shoulder, after several discussions with the Town Board we decided that it would be better just to have a regular sidewalk as opposed to an expanded shoulder, so the new cross section for the road would include a six foot wide concrete sidewalk with curbing on the north side of Betts Lane. One of the other conditions of the pdd legislation was the earmark of a park area approximately 3 ½ acres, the 3 ½ acres would be left for the Town to develop a ball park on. The applicant is right now also proposing to install new ball fields, what was the park again Chris?

Chris Abele: It is Crescent, we are going to redo the concession stand.

Gavin Villaume: Yea there are some improvements within the pdd that requires the applicant to do that.

Lynn Murphy: Vandenberg Park, just for point of clarification there was originally talk about building a ball field there, then the Town decided because of the traffic concerns expressed by this Board and many of the residents they were removing the ball field and just having it be open space owned by the Town for future use, so you probably want to remove the ball field from your drawing.

Gavin Villaume: Yea we won't show it on the previous plans, again this is just the way it was shown on the original pdd plans but yea we're not, it's not part of this project.

Lynn Murphy: Okay the Vandenberg Park often called the Wooden Road fields they use for softball for the majority right now in there they were in serious need of having their concession stand redone so instead of doing this monies were transferred to that project.

Gavin Villaume: Right. So in total again we are looking at 118 patio homes, 82 twin homes, and one estate lot at the back of phase V. We talked about the improvements on Betts Lane, dedication of the park. Phase I again would be a start with the connection on Hayner Road run all of the way from Hayner Road to the proposed round about , and then extend within the center of the project and then obviously extend out to Betts Lane . As part of the project we're also showing a bike path connection from the project out through the rear of the existing sewer and water connections are toward McDonalds creek so there would be another bike path or sidewalk that would run out or multi use trail I guess is the best way to describe it, out to the McDonald creek and that would follow the area where there currently is sewer and water utilities. Within phase I we are proposing I think there are 2 storm water management areas 1 here, 1 over in this area and those two storm water management areas would be owned and maintained as would all of the common areas by the homeowners association. So that's really it , we're just really here just again to introduce the detailed plans and hopefully get the plans in front of Clough Harbor for review.

Don Roberts: Thank you Gavin, questions by the Board?

Marcel Nadeau: Question to Lynn, what's the status of the developers getting together on the large intersection transformation?

Lynn Murphy: There's a memorandum of agreement that was entered into at this project is part of that memorandum of agreement, we've also obtained so that this project puts money towards phase I-B of that I-A is already funded, so to speak, traffic light and then traffic improvements is I-B, this is a per unit contribution that the monies needed to do that. There's a phase II of the memorandum of agreement that all parties concerned who may or may not be covered by the monies generated from the development just depending on cost so the Town was able to secure funding a grant toward phase II. You may see phase II occur before phase I now because of the , it's just a turn lane and Joe does not like that I say it was just a turn lane because apparently there is a lot more work involved than just a turn lane , but the Town has tried to move that forward to alleviate any stacking concerns before waiting for all the other stuff, because it will be a time period, there's a build out number I don't know it off the top of my head that between all of the entities involved if it reaches that buildout that's what triggers the improvements having to be done.

Marcel Nadeau: Okay, so all three parties are on board with it at this point?

Lynn Murphy: There are three parties on board , yes, we have also tasked other people developing in the area with the same type of mitigation to go towards these improvements , different funds just because of the nature of the MOA but yes we are doing a per trip basically assessment of all new projects.

Tom Werner: Lynn does a design plan exist with costs?

Lynn Murphy: Yes

Tom Werner: And that's?

Lynn Murphy: Creighton Manning did that and then there's a clause in the MOA that accounts for inflation

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Tom Werner: Okay and whose going to handle the administration of the project is that going to be a department.

Lynn Murphy: At the time the trigger reaches, DOT is involved they signed off on the memorandum they've seen the proposed changes, they've approved the proposed changes

Tom Werner: Are they going to lead the project?

Lynn Murphy: I don't think, I think what will end up happening is the people doing the developers will obviously with the permission of DOT and through their supervision do the work themselves if I remember correctly, but I haven't read it in a while.

Don Roberts: Does that make sense to you guys.

Gavin Villaume: That's the way I remember it yup

Don Roberts: Anyone else?

Rich Berkowitz: Gavin I just have one question, I might not have heard, does that sidewalk extend all the way down Betts Lane to 236?

Gavin Villaume: Yes

Rich Berkowitz: And is it connected into the park at the corner?

Gavin Villaume: No we are not going to do any crossing at the, do you mean across 236?

Rich Berkowitz: Across 236 if you, I am looking at a map right now and there is a sidewalk going though the perimeter of the park and it turns right at the corner of Betts and 236, and I don't see what the sense of a sidewalk is if it doesn't connect to the park where are you going to walk to just the end of the sidewalk and turn around., all you have to do is connect 15 feet

Tom Werner: You want to connect that trail in the park that's the end goal.

Gavin Villaume: Yea so just bring it out to the intersection.

Rich Berkowitz: It would be a sidewalk to nowhere unless people want to walk on 236 which would be dangerous.

Gavin Villaume: No, I think we could extend that out to 236.

Don Roberts: Ok, thank you.

Tom Koval: Is the barn still coming down at the farm?

Gavin Villaume: Yea.

Don Roberts: Anyone else?

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Tom Werner: Yea I think on that sidewalk Im very interested in that how you make that connection, across 236 are you going to go with the sidewalk up on , a trail on 236 and where you cross over on the east side or west side and that's got to be coordinated with the Department of Transportation of course. But I would think that would be a fairly well used when it is all connected, crossing with bicyclist and pedestrians.

Gavin Villaume: Obviously it's not a, there is no street light there, or stop light but

Don Roberts: Okay well eventually we are going to need a public hearing but down the road, but first refer this to Clough Harbor, Joe refer this to Clough Harbor right, fire district.

Richard Harris: Yea we will send it to them again, they reviewed it as part of the PDD, and the County will need to review it too.

Betts Farm Residential PDD, Betts Lane - Major Subdivision TABLED/REFERRED TO AGENCIES. Board received a presentation on a request to subdivide approx. 153 acres into 201 residential lots, pursuant to the Betts Farm Residential Planned Development District (PDD).

Don Roberts: Alright and we will get back to you. This is our last meeting of the year so Merry Christmas, Happy New Year everybody and can I have a motion to adjourn?

Mike Ziobrowski: Meeting adjourned.

Don Roberts: Can I have a second?

John Higgins: I second

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion carried. Meeting adjourned at 7:40 pm