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**MINUTES MEETING
Town of Halfmoon Planning Board
May 13, 2019**

Those present at the May 13, 2019 Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Charlie Lucia
Brendan Nielsen

Coordinator- Building, Planning and Development:

Richard Harris

Senior Planner / Stormwater Management Technician:

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

Don Roberts: Good evening, I would like to call the meeting to order, have the Board members had a chance to review the minutes from the last meeting?

Rich Berkowitz: I make a motion to approve the minutes.

Don Roberts: Can I have a second?

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John Higgins: Ill second it

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

Mike Ziobrowski: I have to recuse myself.

19.044 Urbanski & Sala Lot Line Adjustment, 85 & 87 Pruyn Hill Road – Minor Subdivision

Don Roberts: Would anyone like the notice read? (No comments)

Fred Metzger: Fred Metzger land surveyor here this evening for Mr. Urbanski regarding the proposed lot line adjustment located at 85 & 87 Pruyn Hill road , the two lots are located in a AR , agricultural – residential zoning district and Mr. Urbanski owns a 1.65 acre parcel that runs north and wraps behind Mr. Sala’s property and he is looking to take the existing property line between the two parcels and extend it north and convey and combine that portion that falls behind Mr. Sala’s to Mr. Sala’s lot.

Don Roberts: That’s it?

Fred Metzger: That’s it

Don Roberts: At this time I will open the public hearing I would ask if anyone likes to speak please come up and say your name and address and state any concerns you may have, would anyone like to speak. (No comments) Seeing no one wishes to speak we will close the public hearing, Board members?

Marcel Nadeau: I will make a motion for a Neg Dec on SEQR

Rich Berkowitz: Ill second

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

Marcel Nadeau: I’ll make a motion to approve the subdivision

Rich Berkowitz: Ill second.

Don Roberts: All in favor (all were in favor) Opposed? (None were opposed) Motion Carried, you’re all set

Fred Metzger: Thank you

Urbanski & Sala Lot Line Adjustment, Minor Subdivision APPROVED. Board held a Public Hearing and approved a Subdivision (lot line adjustment) between 85 & 87 Pruyn Hill Road.

19.055 Lussier Subdivision (Lot line adjustment) 30 & 32 Dunsbach Road- Minor Subdivision

Don Roberts: Would anyone like the notice read? Go ahead Duane.

Duane Rabideau: Duane Rabideau from VanGuilder and Associates representing Bill Lussier with an application before the Board for a proposed lot line adjustment between two lots he owns , which are located

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at 30 & 32 Dunsbach road. The parcel is located on the west side of Dunsbach road about half mile south of Crescent road, basically right now the configuration right is lot 30 which is from here this dash line down over like that, that is existing lot 30, lot 32 is this lot right here all of that right there, lot 30 is vacant at this point in time, lot 32 is improved by a single family house and accessory structures. The proposal is to do a lot line adjustment that would reduce lot 32 down to this configuration right here , approximately a little over 5 acres and then increase the size of lot 30 which is this vacant parcel here so now lot 30 will be all of this up through here , down and around so that would increase in size from 9 ½ acres to about 16 acres , the lots are serviced by public water , onsite septic , the appropriate easements will be granted to service both lots, ingress – egress and utilities. That is our proposal before the Board tonight.

Don Roberts: Thank you Duane, at this time we will open the public hearing would anyone like to speak? Speak into the microphone, say your name and address please

Matt Shay: My name is Matt Shay I live at 12 Dunsbach road I live just south of that line , he has been a great neighbor I have no problems with him , a lot line adjustment is fine by me, I don't have a problem with him I don't think I ever will.

Don Roberts: Ok, thank you, anyone else? (No comments) seeing no one else wishes to speak we'll close the public hearing, comments by the Board members?

John Higgins: Duane where is the access for the big lot?

Duane Rabideau: Right here, it's a common access right here, existing driveway, that's an existing driveway at this point in time.

Mike Ziobrowski: So how are you going to access the current existing homes without going on that other property?

Duane Rabideau: We are doing the ingress – egress easements for both lots

Mike Ziobrowski: Ok, alright gotcha.

Don Roberts: Anyone else?

John Higgins: Where is the easement, I'm sorry but it comes in and then where does the easement, you haven't determined yet where the easement is going to go to access that other lot?

Duane Rabideau: Yes, right now the easement that is right here that strip right there and we are going to expand it down through, up through here like this, so they'll work for both lots ingress – egress and utilities, it is a lot of lines on there

John Higgins: Yea and depending on how long that driveway is going to be and what is going to go back there we may have to have the fire department approval.

Duane Rabideau: That's correct, yea fire code.

Rich Berkowitz: I make a motion for a Negative Declaration on SEQR

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Mike Ziobrowski: I second

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

Rich Berkowitz: I make a motion to approve the minor subdivision

Tom Werner: Ill second it.

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried, you're all set.

Duane Rabideau: Thank you.

Don Roberts: Thank you.

Lussier Subdivision (Lot Line Adjustment) – Minor Subdivision APPROVED. Board held a Public Hearing and approved a Minor Subdivision (lot line adjustment) between 30 & 32 Dunsbach Road.

New Business:

19.064 St. Thomas of Canterbury Church, 242 Grooms Road – Sign

Philip Steffen: Good evening my name is Phillip Steffen I operate Fine Sign Workshop in Greenwich NY, I'm proposing to make a new sign for St, Thomas Anglican Church at 242 Grooms road, approximately 12.75 sq. ft. it is going to be made out of high density urethane foam it is going to be gilded with gold leaf it is two sided, it's on a timber framed support structure, the sign hangs from a faux wrought metal skeleton that goes within the sign to lend support. I've never done a sign in this neighborhood, I don't know what else you need to know or what questions you might have for me

Don Roberts: Is the sign going to be in the same location as the current sign?

Philip Steffen: No the current sign is parallel to the road, that is set off, Im going to guess 25ft, to 50 ft. off of the road, they don't like the visibility of it, so that current sign is going to be removed shortly after or if you prefer before the installation of that sign and this is much smaller than the current sign

Don Roberts: How far off the road is the sign going to be?

Philip Steffen: this sign I don't know your set back regulations but currently its 18 ft. off of the edge of the road, I don't know if you go from the centerline?

Don Roberts: that should be fine, we just don't want it way out in the right of way

Philip Steffen: Certainly and I hope that you do have the other photographs that show the line of site from the road there in front of you, I provided many drawings and photographs.

Don Roberts: We have enough anyway, we should be all set.

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Philip Steffen: My concern was visibility of the cars as they pull out, they would actually be in front or closer to the road.

Don Roberts: if you are that far off the road it shouldn't be an issue

Philip Steffen: Great

Mike Ziobrowski: I make a motion to approve the sign application

Rich Berkowitz: I second

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried, all set

Philip Steffen: Thank you.

Don Roberts: You're welcome

St. Thomas Anglican Church, – Sign, APPROVED. Board approved a new free-standing sign for the existing church at 242 Grooms Road.

19.077 Nordic Companies, 79 Ushers Road – Sign

Dan Hjeltnes: Came late item put at end of meeting

19.019 Wildwood Programs, 1407 Route 9, Bldg. 3, (Nine North) - Change of Tenant/Use

Nicholas LaFountain: Good evening my name is Nicholas LaFountain and Im here on behalf of the owner 1407 route 9, Nine North Professional Properties. We have a tenant that would like to come into our park that is Wildwood Programs and they take care of people with disabilities, its approximately 28 adults would be there with 15 employees, hours of operation are between 8 am and 2pm Monday through Friday. The staff will be there onsite until 4 and it's pretty self - explanatory I'd say, that is in building 3 so if you're looking at the site plan there that is the furthest one upper most on the screen for the spec.

Don Roberts: Are you going to have vans bringing clients in and out?

Nicholas LaFountain: Yes there will be some van access in and out

Don Roberts: How do you propose to stage it so it doesn't become a traffic issue?

Nicholas LaFountain: Well with the two areas of ingress and egress for the site there we were just planning the van traffic would go down and around the bottom of that parking lot and just come up to the front door and then exit back out, we discussed it with the other tenants in building four and they were fine with it as well.

Don Roberts: Is there going to be food service?

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Nicholas LaFountain: No

Don Roberts: No, ok anyone else?

John Higgins: Are any of the individuals brought there in private vehicles or are they all in vans?

Nicholas LaFountain: This is Jill from Wildwood Programs

Jill Rafferty Wynesh: Good evening my name is Jill Rafferty Wynesh and I work for Wildwood Programs so in answer to your question all the people who are coming to the program are brought in our program vehicles they are 15 passenger vans they are not very large and we have three of them that will come so it's not a huge amount of vehicles.

John Higgins: Ok so you're not going to have a bunch of private vehicles on site

Jill Rafferty Wynesh: No, other than staff, correct

John Higgins: Im talking about people dropping off and picking up

Jill Rafferty Wynesh: No

John Higgins: thank you

Jill Rafferty Wynesh: You're welcome

Don Roberts: Anyone else?

Rich Berkowitz: I make a motion to approve the change of use and tenant.

Tom Koval: Ill second

Don Roberts: All in favor? (All were in favor) Opposes? (None were opposed) Motion Carried, Now are you going to have a sign?

Jill Rafferty Wynesh: No, no sign is necessary thank you.

Don Roberts: Ok thank you.

Wildwood Programs, (Nine North) – Change of Use/Tenant -APPROVED. Board approved the request to occupy space at 1407 Rt. 9 for an adult day services program.

19.059 Ideal Nutrition, 1603 Route 9 (Town Center Plaza) Change of Use/Tenant

Barbara Criscione: Hi Im Barbara Criscione and this Haley Criscione my daughter we are looking to do a change of tenant for it was Mattress by appointment at 1603, we are looking to put in a nutrition club it is going to be serving just teas and shakes, nutritional teas and shakes. We are looking at 7 days a week the hours are between 6 and 6 different each day, we don't have them pinned down yet, it will just be her and I

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and my other daughter will be working with us, so it's only three people working in the facility, and I'm not sure what else you need to know, I haven't done this before I'm sorry.

Don Roberts: Ok thank you, questions by the Board?

Rich Berkowitz: Now you are not required to have a restroom?

Barbara Criscione: There is a rest room and we made it handicapped accessible just to be on the safe side the hallway that's there it's 46 inches I think all the way through, a regular sized door a standard door that's required but the bathroom is already handicapped accessible itself prior to coming in, we aren't changing any of that

Tom Koval: I'll make a motion to approve

Rich Berkowitz: I'll second

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried, all set, no sign either?

Barbara Criscione: Not yet we are getting our logo made so I'm not really sure

Don Roberts: You do know you have to come back for that?

Barbara Criscione: Yes they did tell us that, thank you, we look forward to seeing you guys there.

Ideal Nutrition, (Towne Center Plaza) – Change of Use/Tenant-APPROVED. Board approved the request to occupy vacant space at 1603 Rt. 9 for a tea and shake shop.

19.074 / 19.075 Cote Agency, 1690 Route 9 – Change of Use/Tenant and Sign

Fred Baldis: Hi my name is Fred Baldis I'm the owner of the Cote Insurance Agency, just looking to move into the Stanley Kowinski Insurance Agency, I think it's been there since 1975, basically the same business. Our hours are 9 to 5 there is going to be one full time and one part time employee plus myself. I have 5 offices and I don't really go I won't be there that much. Is there anything else you would like to know?

Don Roberts: Ok, any questions?

John Higgins: We have talked to the previous tenant it is just a tough spot to get in and out of there so you might want to caution your employees as far as going in and out of that because it is a very tough spot to get in and out of

Fred Baldis: Yea I've been there a lot and I really haven't had much trouble getting out actually when the light at the Target hits you just right it's pretty wide open to go either way so but yea I will advise them about that, thank you.

John Higgins: Yea especially during rush hour.

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Fred Baldis: Yes I can imagine

Mike Ziobrowski: I make a motion to approve the Change of use

Marcel Nadeau: I'll second

Don Roberts: All those in favor? (All were in favor) Opposed? (None were opposed) Motion Carried, that's for the use, now for the sign?

Tom Koval: You're aware of our regulations on these signs and how often they change?

Fred Baldis: All that I've heard and that's actually one of the reasons im here is I don't know but they said they can't flash and

Don Roberts: Its every 10 minutes they can change but you can only advertise on premise activities you can't have any commercial advertising like that

Fred Baldis: Ok, alright so 10 minutes it has to be a fixed message

Don Roberts: It has to be a message that concerns your property, you can't have like Coca Cola ad alright?

Fred Baldis: Ok

Don Roberts: Can I have a motion for the sign?

Tom Koval: I make a motion on the sign

Mike Ziobrowski: I second

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried. Good luck

Fred Balkis: Thank you.

Cote Agency – Change of Use/Tenant & Sign APPROVED. Board approved the request to occupy the vacant space at 1690 Route 9 for an insurance agency and to replace the existing free-standing/monument sign and install a new wall-mounted signs.

19.068 FPI Mechanical, Inc. Warehouse, 430 Hudson River Road, Suite 4- Change of Use/Tenant

John Roberts: Im John Roberts CFO for FPI Mechanical, we are looking to lease 12,000 sq. ft. from 430 Hudson River road , run by Castle Development, we would have 3 to 5 employees there on a typical day which runs 6 to 2:30 , they would have a company vehicle maybe one personal vehicle we may deliver to the site from our shop in Cohoes ,a few times a day we have a curbside flatbed that we do that with , every now and then we may have a commercial delivery to the site.

Tom Koval: Are you doing any fabricating onsite?

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John Roberts: No we are not.

Tom Koval: Strictly warehousing, staging jobs.

John Roberts: Any work that would be done of putting things together would be hand tools only, all of our fabrication is done in our Cohoes facility.

Tom Werner: Do you anticipate any out -door storage at any time?

John Roberts: No, entirely indoor, the area is not set up for that what so ever there is tractor trailers everywhere so.

Don Roberts: Are you going to have a sign?

John Roberts: No

Don Roberts: No

John Higgins: No painting or treating of the surfaces at all?

John Roberts: indoor painting in the rooms and walls besides that nothing

John Higgins: That's not what, as far as painting inside?

John Roberts: No painting we don't paint

John Higgins: Ok, thank you.

Tom Koval: I make a motion to approve

Lynn Murphy: With the contingency no outdoor storage and no fabrication onsite.

Tom Koval: I make a motion to approve with the contingencies of no out-door storage and no fabrication on site.

Rich Berkowitz: Ill second that.

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

John Roberts: Thank you.

FPI Mechanical, Inc. Warehouse – Change of Use/Tenant APPROVED. Board approved the request to occupy space at 430 Hudson River Road for the warehouse/storage of equipment and materials with conditions related to no outside storage and no fabrication activities on site.

19.070 Curvy Girls Food Truck & Catering, 1534 Route 9 – Change of Use/Tenant (Temporary)

Heather Vlad: Hello my name is Heather Vlad and Im the owner nice to see you all again this year. Im here because Diane had sold her property, Lyndsey's and I have proposed to move across the street and rent from Canine to Five.

Don Roberts: So that's where you are going to be where that red spot is?

Heather Vlad: no we are going to be closer towards the road but if you are uncomfortable with that we can move further back , perfect yea , if you are not sure about cars getting clipped we can always move.

Don Roberts: Yea we would like to see as far back as possible, like maybe right near where that corner thing is , where ever they will let you go but as far back as you can, because they have a lot of traffic coming in and out of there also.

Richard Harris: Don we were talking in the hallway and where they are proposing it is right here it's kind of blocked by the sign, the alternatives would be to move here there may be some leasing restrictions over in this area, possible with the neighbor.

Tom Koval: What about right in the center of the parking lot that way traffic can flow around them, the center of the parking lot never gets used

Richard Harris: You mean right here?

Don Roberts: No, it does Tom, I take my dog there it does get used, they have classes there and stuff

Tom Koval: When do they have classes on the weekends?

Don Roberts: No weekdays, weeknights, somewhere where you are visible, but somewhere you won't be impeding traffic or make a safety issue that's all.

Richard Harris: I'll work with them on that, we were talking in the hallway if it looks like there is a problem or a conflict we will move.

Heather Vlad: Yes exactly

Don Roberts: So you're flexible, good ok

Rich Berkowitz: You're going to be taking it in and out on weekends again?

Heather Vlad: If I have a festival absolutely, if not it will stay there for the weekend

Rich Berkowitz: Ok, I make a motion to approve the change of use and tenant

Tom Werner: I'll second that

Rich Berkowitz: With it contingent on them reaching an agreement on where to put it

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Don Roberts: Just like before you are going to have a banner, no permanent sign, a banner like or it's on the trailer

Don Roberts: It's on the trailer ok.

Rich Berkowitz: I make a motion to approve the sign

Tom Werner: I second

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

Heather Vlad: I'll see you guys there thanks.

Curvy Girls Food Truck & Catering – Change of Use/Tenant APPROVED. Board approved the request to utilize a portion of the parking lot at 1534 Rt. 9 for a temporary food trailer with the condition that the applicant finalize the location of the trailer with the Planning Department.

19.071 New York School Nutrition Assoc., 21 Executive Park Dr. – Change of Use/Tenant

Brendan King: My name is Brandon King Im the owner of the 21 Executive Park drive and this is my tenant Jennifer, and we have an application for change of tenant.

Don Roberts: And what's the use going to be, can you explain a little bit.

Jennifer Martin: So it's a professional association. So basically what it is we would be like the administrative headquarters for the State, any given day three to five employees, Monday through Friday 8:30 to 4:30 and that's pretty much we process membership applications, plan events nothing really

Don Roberts: So no visitors coming in?

Jennifer Martin: No very rare

Rich Berkowitz: Is this a new business or are you moving from somewhere else?

Jennifer Martin: Moving from Albany

Don Roberts: Do you propose a sign at this time or no?

Jennifer Martin: No not at this time

Don Roberts: Ok, once again if you do you have to come back to the Board

Jennifer Martin: That's fine

Rich Berkowitz: I make a motion to approve the change of use and tenant

Tom Koval: I second

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

Jennifer Martin: Thank you.

Don Roberts: You're Welcome

New York School Nutrition Association, – Change of Use/Tenant APPROVED. Board approved the request to occupy a vacant portion of 21 Executive Park Drive for the purpose of operating an office for the New York Nutrition Association.

19.067 Empire Asset Management Group, 6 Executive Park Dr. –Change of Use/Tenant

Brad Konopaske: My name is Brad Konopaske and I too are moving from Albany, can't wait for my 8 minute drive from Sheldon Hills to Halfmoon, we are basically, Im President of Empire Asset Management Group we are a financial planning firm, the tenant we are going to be replacing is the exact same thing they do financial advisory work in the same building, our hours are 8 to 5 sometimes I sneak in on a Sunday morning to do my books but other than that, that's about it.

Don Roberts: And once again no sign?

Brad Konopaske: No sign as of yet, I'm working on it and I know I have to come back, once we get one.

Don Roberts: Any questions by the Board?

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) Opposes? (None were opposed) Motion Carried.

Brad Konopaske: Thank you.

Don Roberts: Your welcome, good luck.

*Empire Asset Management Group – Change of Use/Tenant
APPROVED. Board approved the request to occupy vacant space for a financial services office.*

19.073 Manupella /Belkevich Subdivision – Minor Subdivision, 130 Canal Road – Lot Line Adjustment

Greg Manupella: Greg Manupella 130 Canal Road.

Don Roberts: Just explain what you want to do if you could.

Greg Manupella: We would like to separate the properties that have been in probate I guess for a long time.

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Don Roberts: I guess this got proposed long ago but never got completed properly?

Greg Manupella: Correct

Don Roberts: We are trying to get this straightened out.

Richard Harris: Yea as I explained the Board approved it 2004, deeds got filed the maps never got filed , and at some point I believe the County drew a line, split it in half which ended up putting a line not in the spot that was approved by this Board in 2004 and when we discovered that we pulled the file and it was pretty obvious what happened and spoke to a surveyor he reprinted the same maps and everything is the same and we are looking to basically re do that approval from 2004 nothing has changed

Don Roberts: This has to go to the County Planning Board as well?

Richard Harris: No , oh yes Im sorry this does need to go to County it is on their agenda for this month and we have to send out notices, hold a public hearing so that would be , staff suggests a public hearing for the next meeting

Mike Ziobrowski: I make a motion for a public hearing on the 27th

Don Roberts: Can I have a second?

Rich Berkowitz: We are going to do it in what month?

Don Roberts: This will be the 28th Tuesday May 28th, Tuesday because Monday is the Memorial Day Holiday

Mike Ziobrowski: Then the 28th, thank you

Don Roberts: Can I have a second.

Marcel Nadeau: Ill Second

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried, public hearing set, we will see you then

Greg Manupella: Thank you. Good Afternoon Pat, I tried enclosing a copy of a notice of Public Hearing for Lot 2 Subdivision, Shops of Halfmoon- Minor Subdivision- there was a typo on the address so it came back to us, can you please give me your email so I can attach a copy for you in an email .If you have any questions please don't hesitate to call and ask.
Sandy McBride

Manupella/Belkevich Subdivision, 130 Canal Road – Minor Subdivision (Lot Line Adj.) (19.073)

PUBLIC HEARING SET. Board received a presentation on a proposed Minor Subdivision (lot line adjustment) and set a Public Hearing for May 28, 2019.

19.053 Lot 2 Subdivision, Shops of Halfmoon, 1707 Route 9 - Minor Subdivision

Duane Rabideau: Duane Rabideau of VanGuilder and Associated representing Bruce Tanski before the Board for the proposed 2 lot subdivision. The proposed subdivision is located within the Shops of Halfmoon Plaza, the proposal is to subdivide lot #2, now lot #2 encompasses this area right here, down around, up around the Auto Zone store and back here so all of that is lot #2. We are proposing to do a subdivision right across here so lot #2 is this area here we are proposing lot #3 which is this right here , the expanded lot #3 is right here Auto Zone is here we have access through here and up through here and up through here to Old Route 146. The reason for the subdivision is to better market the lots for perspective buyers, the appropriate cross easements will be put in place , im not sure if the ones before covered this or not

Don Roberts: But you'll take care of this you'll make sure the cross easements are correct

Duane Rabideau: Yes

Don Roberts: Ok, thank you because that gets touchy sometimes

Duane Rabideau: That's our proposal before the Board

Don Roberts: Comments by the Board?

Rich Berkowitz: I make a motion to set a public hearing on Tuesday May 28th

Tom Werner: Seconded.

Don Roberts: All in favor (all were in favor) Opposed? (None were opposed) Motion Carried, Public Hearing Set.

Lot 2 Subdivision, Shops of Halfmoon – Minor Subdivision

PUBLIC HEARING SET. Board received a presentation on a proposed Minor Subdivision and set a Public Hearing for May 28, 2019.

19.065/19.066 Dunsbach Estates Subdivision & Duplexes, 5, 7, & 10 Red Maple Lane- Minor Subdivision & Special Use Permit

Fred Metzger: Good evening Fred Metzger land surveyor here again this evening for Mr. Saterlee regarding the proposed, basically I put it all in one map, they were two existing lots located at the end of Red Maple Lane Lot 5 and Lot 6, and the other parcel that wraps around at #10 but that one again is just on there for the special use permit. Mr. Saterlee is looking to take lot #5 break it up into 2 lots for front and rear and then the same thing for lot 6 the front and rear each of them would be a flag lot with the exception of lot 5A and then with each lot to be developed or improved with a duplex for each one that would be serviced by public water and private sewer but he is also proposing is just to have one main access come down to service all 4 proposed duplexes. The existing lots are located in the R-1 residential zone and all of the lots as an end result will meet required zoning requirements obviously, then also with the special use permit to have the duplexes in there.

Don Roberts: I imagine we will have to have a public hearing on this?

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Fred Metzger: Yes sir, correct.

Don Roberts: but we are not there yet because we have to refer it to the fire department, have our town engineer review it, but comments by the Board?

Marcel Nadeau: what are the adjacent lots in the area, residential lots?

Fred Metzger: Yes there are a couple, I think there is one other vacant one but most of them are all existing duplexes on Redmill and then all the other stuff around it I think one of them is the Spring Brook Mobile Home Park, and then to the north is vacant land and to the south is a single family on 34 Woodin Lane but then as you approach on Redmill I think there is one single family but then 2 to 3 other duplexes up there.

Marcel Nadeau: Alright thank you.

Fred Metzger: You're welcome

Tom Werner: Is there a way for any trucks, fire vehicles what have you that travel down that common driveway to turnaround and come back out?

Fred Metzger: Yes I think I don't remember the overall length but obviously it is over the 500 it would be designed to whatever the standard code is there with the turnarounds or we can put the if necessary a cull-de-sac where they could utilize the driveways where ever they might be delivering to, to be able to turn around.

Don Roberts: Yea, refer it to Clough Harbor and also the fire department, right Rich?

Lynn Murphy: We specifically asked about the fire hydrant issue is there water there?

Fred Metzger: Regarding water there?

Lyn Murphy: There is water there so the Board was curious about a fire hydrant, we don't know the size of the lot.

Fred Metzger: Oh ok, gotcha.

Don Roberts: Ok so we will have our engineer review it and the fire department review it and we will get back to you, alright.

Fred Metzger: Perfect thank you, have a good night.

Don Roberts: You too, going back Nordic Companies, 79 Ushers road sign, oh good how are you

*Dunsbach Estates Subdivision & Duplexes – Minor Subdivision & Special Use Permit
TABLED/REFERRED TO AGENCIES. Board received a presentation for a four lot subdivision and five proposed duplexes, and referred the application to various agencies for review and comment.*

Don Roberts: You too, going back Nordic Companies, 79 Ushers road sign, oh good how are you

19.077 Nordic Companies, 79 Ushers Road – Sign

Dan Hjeltnes: Sorry for being late, I didn't realize I was actually supposed to be here, I thought the sign company was handling the whole thing.

Don Roberts: Ok, what are you doing?

Dan Hjeltnes: Just looking to put a sign up on the building, internal illumination it's not like super bright it will be on just after dusk and then shut off it will be on a timer so it's not going to be like lighting up the street or anything like that.

Richard Harris: We might get a question about when it's going to be shut off I think you recall a lot of the discussions during your building approval, yea I may get that question

Dan Hjeltnes: I changed the lighting on the building to aim down and then the same thing with the sign so it's going to be on like probably two hours after dusk or an hour after dusk or something

Don Roberts: Ok, questions by the Board?

Tom Koval: It's your only sign right now right?

Dan Hjeltnes: There is no sign, that's the only sign.

Tom Koval: I make a motion to approve

Mike Ziobrowski: I second

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried, all set

Dan Hjeltnes: Thank you very much.

Nordic Companies, – Sign APPROVED. Board approved a new wall-mounted sign for Nordic Companies at 79 Ushers Road.

Mike Ziobrowski: I make a motion to adjourn the meeting

John Higgins: Ill second

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

Meeting Adjourned at 7:31 pm