

TOWN OF MIDDLESEX
PLANNING BOARD

Minutes – September 7, 2010 – 7:30pm

Board Present: Marty DeVinney, Chair; Loretta Henrie, John Gilbert, Robert Mincer, Lynn Lersch, Bruce St. Lawrence

Others Present: Jon Schick, Linda Sheive, Scott Hartar

Agenda: 7-7:30pm: Worksession with Lu Engineers; 7:30pm: Site Plan Review for New Home Construction of property at 968 So. Lake Road, Middlesex (LR District) owned by Mr. Dan & Kristen Mahar, and represented by agent Jon Schick, architect; Site Plan Review for a Stop Work Order placed on New Home Construction of property at 1163 So. Lake Road, Middlesex (LR district) owned by Mr. Dan O'Brien and represented by Engineer Scott Hartar, P.E.

Worksession: Ken Hurley, P.E. of Lu Engineers, Town Engineers, read a review letter (9/7) of Mr. Dan O'Brien's property at 1163 So. Lake Road. Advisement of conditions to place on property in order to resolve the following concerns: Erosion Control, Drainage, Grading, Survey to reshoot location of Septic and Foundation Footers, as well as Construction Sequencing of Erosion Control.

Site Plan Reviews:

1. Application # 052109-SPR: Mr. Dan O'Brien property at 1163 So. Lake Rd., Middlesex (LR District)
Discussion and review of points of resolve in order to proceed with permitting process was generated from Lu Engineers letter of 9/7 with Engineer Scott Hartar representing agent for Mr. O'Brien. A letter summarizing the specific response requested from Mr. Hartar and his firm, Professional engineering Group, shall be sent by the Planning Board within the next few days. Stop Work Order will remain in place until resolve of the following conditions:
 - a. Sequential response to Lu Engineers letter of (9/7) by Scott Hartar
 - b. Certified Structural/Geo-Technical Engineer verification after onsite investigation of current onsite placement of foundation footers & appropriate soil preparation prior to placement.
 - c. Survey to be re-shot to verify septic/distribution box and foundation placement.
 - d. Drainage issues to include: catch basins, spring effect, swales, erosion control and site stabilization with appropriate long-term permanent covers.
 - e. Grading easement with neighbor to be filed w/County and copied to the Town of Middlesex
 - f. Foundation 2' step change should be appropriately reflected in architectural plans.

- g. Construction sequencing schedule stating development timelines w/regular inspections and CEO notification/involvement to verify site plan approval
2. Application # 080410-SPR: Mr. and Mrs. Dan Mahar property at 968 So. Lake Rd., Middlesex (LR District). Mr. Jon Schick, representing agent and Architect for this application requested from the board permission to start the renovation of New Home Construction after demolition of present structures on property. Property was pre-existing to present Zoning and is also a non-conforming lot which is grand fathered in. The house plans will be to rebuild within the existing footprints and shall include some stone breakwall work to be done by Fladd's Creative Stone.

The Planning Board moved to approve the Site Plan as presented. Board Member Robert Mincer made the motion to approve which was seconded by Board Member John Gilbert. All present voted in favor of the motion. Motion carried.

New Business: Planning Board discussion for a change in time, date and meeting site from next meeting until December due to scheduling conflicts. Possible site is the Fire Hall next door. A decision will be made and voted on in October.

Next meeting agenda: Site Plan Review: Mr. Dan O'Brien pending revisions requested by 9/14 and Lu Engineer review before 9/21.

A motion to adjourn was made by Board Member John Gilbert and seconded by Bruce St.Lawrence. Motion carried with all present in favor.

Meeting adjourned at 9:15pm

Minutes submitted by L. Lersch. Revisions by lynn.lersch@gmail.com