

TOWN OF MIDDLESEX
PLANNING BOARD
Minutes

Wednesday, June 4, 2014 - 7pm

Board Members present: Marty DeVinney, Chair; John Gilbert, Lynn Lersch, Bob Mincer, Bruce St. Lawrence; Dawn Kane, CEO

Others Present: Mark Muller, Bill Scott, Jan Scott

Agenda: Site Plan Reviews:

1. App. # 040914 - SPR/Mr. & Mrs. William and Jan Scott, represented by Architect Mark Muller request Site Plan Review for site improvements and an addition to an existing single family residence at 845 South Lake Road, Tax Map ID # 11.83-1-31 (LR)
2. App. #052814-SPR/ Mr. Eric Lundquist, represented by agent Mr. Jason DeKouski, requests Site Plan Review for a Minor Subdivision of property at 5611 Water Street, Tax Map ID # 22.67-1-3 to subdivide 3.06 acres into (2) lots. Lot 1 will become 1.384 acres and Lot 2 will become 0.581 acres (HR)

Chairman DeVinney opened the meeting at 7:05pm

CEO, Ms. Kane stated that the Minor Subdivision application for Mr. Eric Lundquist had been withdrawn from the agenda.

Ms. Kane, CEO summarized the Application #040914-SPR for site improvements and an addition to property located at 845 So. Lake Road. Ms. Kane introduced Mr. Muller, as Architect and representing agent for owners Mr. and Mrs. William Scott who presented the application details. Ms. Kane stated that this application had appealed to the Zoning Board of Appeals for an Area Variance on June 3rd and had been granted approval for a Front Yard setback.

Architect Muller stated the Scott's addition would be to the South wing of the existing house . They would be improving an existing front deck and all construction would be well within the height elevation maximum required by zoning. All excavated materials, not used onsite, would be taken off site by the contractor. Once a contractor was selected Mr. Muller would forward the information to the Code Enforcement Officer. The existing basement would be improved, relevant to the measurements of the addition as shown on the site map. A shuffle board court in the back of an existing barn, to the east of the house would be replaced as well and new drainage tile and gravel would be added to improve the sites' drainage.

After a short discussion, the Board Members requested further notation on site map of appropriate sized and quantity of stone to be placed at all drainage discharge points throughout the site. Silt fence to be added to backside of house where drainage flows to the road.

Without further discussion Board Member St. Lawrence made a motion to approve the application, contingent on the addition of site map notations as discussed. Board Member Mincer seconded the motion. The motion carried with all Board Members present voting in favor as presented.

Architect Muller was advised to continue the permitting process with the Code Enforcement Office and to provide CEO Kane with all pertinent construction information once a contractor was scheduled.

Code Enforcement Office report:

Ms. Kane stated that the Town of Middlesex was notified that the Komarek appeal had been dropped by the applicant and all paperwork sent to the courts have been withdrawn.

A possible Work Session date of June 18th or July 2nd was considered to review current revisions to the Draft Steep Slope Law. Confirmation will be forthcoming

A motion to accept the draft minutes from May 7th Planning Board meeting was deferred by Board Members in order to have Attorney Wendy Marsh do a preliminary review, prior to posting them on the town's website. All Board Members present were in favor.

A motion to adjourn was offered by Chairman DeVinney and seconded by Board Member Mincer. The motion carried with all Board Members present voting in favor.

Meeting adjourned at 7:38pm

Draft Minutes submitted by L. Lersch/revisions to LSammy5@frontiernet.net

Minutes approved on August 6, 2014