

**TOWN OF MIDDLESEX**  
**PLANNING BOARD**  
Minutes

Wednesday, February 4, 2015, 7 pm

Board Members present: Marty DeVinney, Chair; John Gilbert, Lynn Lersch, Robert Mincer; Dawn Kane - CEO

Others Present: Jeremy & Cathy Fields, Ted Carman, Gordon Stringer

Agenda: App. #121614-SPR/Mr. Jeremy Fields of Fields' Construction, representing agent for Mr. & Mrs. James and Nancy Smith of 657 Fisher Rd., Tax Map ID # 11.50-1-5, requests Preliminary Site Plan Review to construct a 32 x 40 ft. storage barn and driveway improvements (LR); App. #011515-SPR/ Mr. Jeremy Fields of Fields' Construction, representing agent for Mr. & Mrs. Brett & Stacy Meagher of 1255 So. Lake Road, requests Preliminary Site Plan Review for the construction of a 40 x 50 ft. barn on vacant land located at 1260 So. Lake Road, Tax Map 21.71-1-1.2, (LR)

Draft Minutes – January 7, 22

New Business: Site Plan Reviews

Chairman DeVinney opened the meeting at 7:06p

Approval of draft minutes for January 7<sup>th</sup> and 22<sup>nd</sup> were approved by motion by Board Member Mincer and that motion carried with Board Member Gilbert providing a second. All Board Members present voted in favor.

1. App. #121614-SPR/Mr. Jeremy Fields of Fields' Construction, representing agent for Mr. & Mrs. James and Nancy Smith of 657 Fisher Rd., Tax Map ID # 11.50-1-5, requests Preliminary Site Plan Review to construct a 32 x 40 ft. storage barn and driveway improvements (LR)

Ms. Kane – CEO, stated that she had recently received new maps from agent Mr. Jeremy Fields and introduced him to the Board for presentation. Mr. Fields stated the new maps provided contours and elevations which clarified that the back wall of the proposed barn was 12 feet.

Board questions referred to the contours provided on the map indicated the slope of the land was approximately 46%, which prohibited any building in that particular area of the parcel if the land disturbance was over the 500 sf threshold, and would require a Steep Slope review by the Town Engineer. CEO Kane stated she would prepare a Work Order for the application.

Board Member Lersch inquired if the Foundation Design detail and roof/foundation drainage details would also need to be provided for review by the Town Engineer as these details were not provided on the revised Site Map.

Mr. Fields said he would release the engineer to complete foundation plan detail on Monday. He also referred to the ability to apply for an appeal by variance to the Zoning Board of Appeals for the Steep Slope requirement. The Board stated that we would address all applicant/owner options as we went through the

process. Mr. Carman inquired if the Planning Board would send a recommendation to the ZBA prior to a possible hearing? This question was answered in the affirmative.

2. App. #011515-SPR/ Mr. Jeremy Fields of Fields' Construction, representing agent for Mr. & Mrs. Brett & Stacy Meagher of 1255 So. Lake Road, requests Preliminary Site Plan Review for the construction of a 40 x 50 ft. barn on vacant land located at 1260 So. Lake Road, Tax Map 21.71-1-1.2, (LR)

Agent, Mr. Jeremy Fields presented the application for Board review. Mr. & Mrs. Brett Meagher would like to build a 2 story storage barn on vacant land which was next to their seasonal cottage. The barn will be used for storage and would have a full walk-out basement. The 1<sup>st</sup> floor level would be approximately 759 sf and the second story, 775sf.

After a short discussion, it was determined by the Board that this application would also require Steep Slope review by Lu Engineer. The foundation design should be fully detailed to clearly show any possible at-grade access on the eastside, as well as the proposed cut back plan, erosion control, restoration plan and drainage control all should be provided to the Town Engineer for their review. A Construction Execution Plan should be submitted to show where construction access will be, the location of spoils from land disturbance and appropriate silt fencing to protect run-off. Mr. Fields stated he would provide these details by email to the Code Enforcement Office. Mr. Fields would release the engineer to do the Foundation Designs by Monday.

Board Member Lersch stated that the County would require a Planning Board review on Thursday, Feb. 26<sup>th</sup>. She would prepare the application for submittal by the deadline of Feb. 18<sup>th</sup>.

Code Officer Kane stated the application will come back to the Planning Board for further Board review inclusive of Lu Engineer's report. A copy of this report will be forwarded to Mr. Field's.

A short discussion by the Board preceded a motion to adjourn provided by Board Member Gilbert, seconded by Board Member Mincer. The motion carried with all Board Members present voting in favor.

Meeting adjourned at 7:50PM

Next Meeting agenda: April 1st

Draft Minutes submitted by L. Lersch/revisions to [lynn.lersch@gmail.com](mailto:lynn.lersch@gmail.com)

Minutes approved on March 18, 2015.