

**PLANNING BOARD MEETING – SEPTEMBER 17, 2018
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

PRESENT

Denise Mayrer, Chairwoman
Wayne Johnson
John LaVoie
Lawrence D'Angelo
Paul Puccio
Andrew Aubin
James Shaughnessy
Nadine Fuda, Director
Attorney Craig Crist, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

APPROVAL OF MINUTES — AUGUST 20, 2018

Johnson moved, seconded that the minutes be approved as amended.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Puccio, Shaughnessy

Abstain: Mayrer

Public Comment

None

PUBLIC HEARING Special Permit

Jeff Goulet/ Goulet Trucking

2018-26/HC/210.-7-31.16

1180 Rt. 9

Proposed - General Contractors

Postpone to a later date

PUBLIC HEARING

Nadine Fuda read the hearing notice(s) as published in the Troy Record:

Tamara J's Family Daycare published Month Day, 2018

Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).

Public Hearing Opened at 7:07 p.m.

Public Hearing Closed at 7:14 p.m.

Special Permit

Tamara J's Family Daycare
1580 Columbia Tpke
Proposed - New Day Care

2018-32/HC/178.-11-26.1

George Shannon, owner and Tamera Walker, applicant were present for this meeting.

Mr. Shannon stated Tamera is looking to move out of her current location in Schodack and move into a larger space in one of his buildings at 1580 Columbia Turnpike.

Mr. Shaughnessy asked how many walls will be moved around for this business.

Mr. Shannon stated the plans have been submitted to the building department and there is not much in the way of renovating for this business. They are opening the demising wall between suites 2 and 3.

Mr. Aubin asked if she plans to have an outdoor play area.

Mr. Shannon stated there is an area in the back of the building that she will be able to use if needed.

Chairwoman Mayrer asked about the number of children will she be taking in.

Mr. Shannon stated she will be approved for 38 children.

Chairwoman Mayrer asked about the sq. ft. of the day care.

Mr. Shannon stated 3400 sq. ft.

Mr. Aubin asked is there enough temporary parking spaces in front of the build because daycares have a lot of pickup and drop off morning and evening.

Mr. Shannon stated right now it is set up for the Center for the Disabled so the traffic flow will be the same for the drop off and pick up. Stated there is at least 25 parking spots in that area to service that building.

Discussion on the availability of outdoor play area.

Mr. Puccio asked when she will want to move in.

Mr. Shannon stated as soon as possible.

Mrs. Fuda stated we could approve her tonight so she can get her building permit to do the work on the daycare space, she can then meet with Mr. Shannon on site to go over the parking and the drop off and pick up area. If needed, we can get them back for a site plan modification on October 1, 2018.

Chairwoman Mayrer stated the board has some concern about setting aside parking for drop off and pick up. So were asking for a site plan showing the request spaces. She also asked if the children will be going out.

Ms. Walker stated in the back she plans on putting in a couple of play structures which OCFS needs a drawing and she will give a copy to the town.

Mrs. Fuda asked if it was going to be fenced in.

Mrs. Walker stated it can be but they are not near any road it's in the back of the site and it is not required for her licenses.

Mr. Aubin asked the amount of kids that will be in the day care.

Mrs. Walker stated 35 to 40 children.

SPECIAL PERMIT

Aubin moved, LaVoie seconded that the Planning Board be **LEAD AGENCY**.

7 Ayes, 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose: None

LaVoie moved, D'Angelo seconded a **NEGATIVE DECLARATION**.

7 Ayes, 0 Noes Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose: None

Puccio moved, Johnson seconded that the ***SPECIAL PERMIT*** be: **GRANTED** for a period of **3 YEARS**

7 Ayes, 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose None

STATE OF NEW YORK
TOWN OF SCHODACK PLANNING BOARD

In the Matter of the Application

Of
TAMARA J'S FAMILY DAYCARE

NOTICE OF DECISION
File No. 2018-32

For a Special Permit

WHEREAS, the Applicant, TAMARA J'S FAMILY DAYCARE, applied for a Special Permit to operate a daycare facility at 1580 Columbia Turnpike, Building 3, Stes. 2 and 3 in the Town of Schodack (Tax Map No. 178.-11-26.1), which property is within a Highway Commercial (HC) District, thereby seeking to establish a new use at the property in that the existing use of same is as an office building, and

WHEREAS, the Zoning Schedule of Use Regulations of the Town Code permits such proposed new activity within an HC District by special permit; and

WHEREAS, all special permit application procedures have been followed and a public hearing, on appropriate and timely notice, was held on September 17, 2018; and

WHEREAS, at its September 17, 2018 meeting thereafter, the Planning Board found and determined the following:

1. The Applicants propose to operate a daycare facility located at 1580 Columbia Turnpike, Building 3, Stes. 2 and 3 in the Town of Schodack (Tax Map No. 178.-11-26.1) which property is within a Highway Commercial (HC) District, replacing the existing use of said property as an office building.
2. Taking into consideration the objectives set forth in Section 219-71 of the Schodack Town Code, the proposed special permit use is in harmony with the development of the district, will not discourage the appropriate development and use of the adjacent land and buildings or impair the value thereof, will not affect existing traffic access ways or parking, is generally in harmony with the character and appearance of the surrounding neighborhood, will not be more objectionable to nearby properties than other permitted uses, and will not adversely affect the general welfare of the inhabitants of the Town of Schodack; and

WHEREAS, following the aforesaid public hearing at which no opposition to the

proposed special permit was shown, at its September 17, 2018 meeting the Planning Board resolved:

1. to declare itself Lead Agency under the State Environmental Quality Review Act (“SEQRA”),
2. to issue a Negative Declaration for the proposed action under SEQRA, and
3. that the application for the Special Use Permit be granted for an initial period of (3) years on the express conditions set forth herein:

THEREFORE, PLEASE TAKE NOTICE THAT, the Planning Board of the Town of Schodack has **GRANTED** the Applicants a Special Use Permit to allow operation of a daycare center on the subject property as proposed in the application.

Dated: September 17, 2018

Signed the time of the meeting by Chairwoman

DENISE MAYRER, CHAIRPERSON

SCHODACK PLANNING BOARD

Applicant: _____

RECOMMEND to ZBA

Bernadette & James Carman
3 Maple Ridge Ave.
Proposed - area Variance

Z775-18/R20/178.9-1-14

James Carman, applicant was present for this meeting

Mr. Carman stated they just purchased a smaller lot and he needs more storage as in a shed.

Mrs. Fuda stated they are already over their 10% coverage.

Mr. Shaughnessy stated it appears to be pre-existing.

Mrs. Fuda stated correct.

RECOMMENDATIONS TO THE ZBA

Shaughnessy moved, Aubin seconded a "FAVORABLE" recommendation to the Zoning Board of Appeals.

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose: None

Site Plan /Special Permit

American Legion Auxiliary, Department of
New York, Inc.
1580 Columbia Tpke
Proposed - Change in Tenancy

2018-33/HC/ 178.-11-26.1

George Shannon, Land Owner, was present for this meeting.

Mr. Shannon stated the applicant will have 5 employees on site and what they do there is process all of NYS members' dues and donations. They were 29 years over in Albany, they are looking to get out of city. This space was previously occupied by BOCES and is a little less than 2000 sq. ft.

CHANGE IN TENANCY

Aubin moved, LaVoie seconded APPROVAL of a change in tenancy at "1580 Columbia Tpke"

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

ppose: None

Site Plan /Special Permit

Brown Integrated Chiropractic
81 Miller Road (Village at Miller Rd)
Proposed - Change in Tenancy

2018-30/PD-1/178.-3-6.223

Jay Verro, NAI Platform was present for this meeting.

Mr. Verro stated NAI Platform is the leasing brokers for the village of Miller Road. Dr. Jason Brown of Brown Chiropractic is looking to move into the space that Community Care use to lease.

CHANGE IN TENANCY

LaVoie moved, D'Angelo seconded APPROVAL of a change in tenancy at "81 Miller Road (Village at Miller Rd)"
7 Ayes. 0 Noes. Motion carried.
Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy
Oppose: None

Special Permit

Pheasant Hollow Solar Farm
2670 Phillips Road
Proposed -Solar Farm

2017-35/RA/177.-8-1.111

Steven Hart, Hart engineering, was present for this meeting.

Mr. Hart stated this is the same plan from a few months ago; he did go to the town board for a couple meetings. He agrees with the comments that Mr. Laberge made in his comment letter. (See below) dated September 11, 2018.

Mr. Laberge stated he did have some technical comments which Mr. Hart has added to his site plan, he has been to the town board and was granted the PD2 overlay for the utility scale solar and he is recommending final site plan approval. With three administrated conditions.

1. Insurance to be provided
2. Sureties for construction including and a cost estimate.
3. Conversation easement and preservation of the open space outside of the fence as part of the PD2 approval.

Mr. Johnson asked what's the conversation easement entail, mowing?

Mr. Hart stated correct it's a 2 hundred buffer outside the fence. Thinking on some plantings, they have worked with Becker's in the past.

Mr. Johnson asked if they were looking for any tax abatements.

Mr. Hart stated no

Laberge Letter Dated September 11, 2018

Final Site Review

Pheasant Hollow Solar Farm

SPB #2017-35

We are in receipt of revised materials for the above referenced application:

- A signed Site Lease Agreement.
- A proposed Conservation Easement.
- A construction cost estimate.
- A decommissioning report.

The project is subject to §219-39.3 of the Town's zoning law. The application has complied with the process for planned developments in Article XII of the zoning law including the Town Board's approval of the PD-2 designation for the proposed utility scale solar collector system. The Planning Board previously issued a Negative Declaration under SEQRA.

We recommend final site plan approval conditioned upon the following being submitted and accepted by the Town Planning Department:

1. The applicant and the property owner must submit proof of insurance in an amount acceptable to the Town. Town shall be named a Certificate Holder and be provided notice if the policy is to be cancelled.
2. The following will be required during the construction and life of the facility:
 - a. Surety for construction and maintenance along with acceptable construction cost estimate;
 - b. Surety for removal *; and
 - c. Annual documentation from the utility company that the facility is active.
- * We note that the decommissioning report estimates that removal costs are between \$25,000 - \$35,000 which is assumed to be in today's dollars. Based upon the expected 20 year life of the facility and an estimated average of 3% per year cost escalation we recommend a surety of \$50,000 be held by the Town.
3. The applicant has indicated that they are agreeable to a conservation easement for preservation of the open space. A draft easement should be submitted for review and approval by the Town prior to filing.

SPECIAL PERMIT

LaVoie moved, D'Angelo seconded that the ***SPECIAL PERMIT*** be: **GRANTED** for a period of **20 YEARS**

7 Ayes, 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose

SITE PLAN- APPROVAL

Puccio moved, D'Angelo seconded that the Planning Board be **LEAD AGENCY**.

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose: None

D'Angelo moved, Aubin seconded a **NEGATIVE DECLARATION**.

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose: None

LaVoie moved, D'Angelo seconded that the following approved site plan be adopted:

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose: None

STATE OF NEW YORK
TOWN OF SCHODACK

PLANNING BOARD

In the Matter of the Application
of
PHEASANT HOLLOW SOLAR, LLC

DECISION—SITE PLAN APPROVAL
File No. 2017-35

For Site Plan Approval

WHEREAS, the Applicant, PHEASANT HOLLOW SOLAR, LLC, applied for Site Plan Approval to operate a solar farm at 2670 Phillips Road in the Town of Schodack (Tax Map No. 177.-8-1.111), which property is within a Planned Development (PD) District, thereby seeking to establish a new use at the property in that the existing use of same is as an office building, and

WHEREAS, the proposed use also requires the issuance of a special permit under the Town Code; and

WHEREAS, section 219-78 of The Code of the Town of Schodack ("Town Code") requires the referral to, and review by, the Planning Board for such project "in accordance with the standards and procedures set forth in this article," with that article being Article XI, entitled "Site Plan Review;" and

WHEREAS, section 219-81 of the Town Code” provides that the “preliminary site plan shall include, as appropriate, but is not limited to, the following:

A. General considerations.

- (1) The adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, channelization structures and traffic controls.
- (2) The adequacy and arrangement of pedestrian traffic access and circulation, including separation of Pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
- (3) The location, arrangement, appearance and sufficiency of off-street parking and loading.
- (4) The location, arrangement, size design and general Site compatibility of buildings, lighting and signage.
- (5) The adequacy of stormwater and drainage facilities.
- (6) The adequacy of water supply and sewage disposal facilities.
- (7) The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise deterring buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.
- (8) In the case of an apartment complex or other multiple dwelling, the adequacy of usable open space for play areas and informal recreation.
- (9) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.
- (10) The adequacy of fire lanes and other emergency zones and the provision of fire hydrants.
- (11) Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

WHEREAS, all required notice and other procedures have been followed, including but not limited to the supplying of all required information, and a public hearing, on appropriate and timely notice, was held; and

WHEREAS, as more fully detailed in the Special Permit decision, this Board has issued and adopted a Negative Declaration and made findings pursuant thereto;

NOW THEREFORE BE IT RESOLVED THAT the Board determines the following according to the aforementioned factors:

(1) The adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, channelization structures and traffic controls.

The site plan and access to Phillips Road have been designed to provide safe vehicular traffic access and include adequate road width for circulation of both automobiles and large trucks. As the use is a solar farm, it will not generate much traffic during its operational phase.

(2) The adequacy and arrangement of pedestrian traffic access and circulation, including separation of pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

*Pedestrian accommodations is adequate as the subject road has minimal pedestrian traffic. The great majority of all pedestrian traffic is for the adjoining golf course.

(3) The location, arrangement, appearance and sufficiency of off-street parking and loading. Off street parking and loading is adequate other than construction, very little auto or truck traffic is expected.

(4) The location, arrangement, size design and general site compatibility of buildings, lighting and signage. There are no habitable buildings, lighting or signs proposed.

(5) The adequacy of stormwater and drainage facilities. Stormwater is adequately handled there is very little ground disturbance and little creation of impervious surfaces.

(6) The adequacy of water supply and sewage disposal facilities. The water supply and sewer disposal systems are adequate as the project uses neither.

(7) The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise deterring buffer between the applicant and adjoining lands, including the maximum retention of existing vegetation. The project is proposing screening the solar facility with evergreens and double row of evergreens in the area closest to the nearest resident.

(8) In the case of an apartment complex or other multiple dwelling, the adequacies of unable open space for play areas and informal recreation. N/A

(9) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features. Neighboring properties have protected sense there is very little noise generated and glare is shielded by the proposed evergreens. There are no other objectionable features.

(10) The adequacy of fire lanes and other emergency zones and the provision of fire hydrants. There is adequacy access for emergency service. Water for firefighting is tanked into this area of town.

(11) Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion. The area is not susceptible to ponding, flooding or erosion.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board hereby finds and determines that approval for the site plan as referenced in the Laberge September 11, 2018 letter (the "Site Plan") is **GRANTED**, conditioned upon applicant satisfying all conditions set forth in the September 11, 2018 letter, as well as all other administrative matters, from the Laberge Group to Denise Mayer, Chair of the Town of Schodack Planning Board, all of which are incorporated herein by reference with full force and effect, plus following conditions:

1. The applicant and the property owner must submit proof of insurance in an amount acceptable to the Town. Town shall be named a Certificate Holder and be provided notice if the policy is to be cancelled;

2. The following will be required during the construction and life of the facility:

a. Surety for construction and maintenance along with acceptable construction cost estimate;

b. Surety for removal in the amount of \$50,000.00 to be held by the Town; and

c. Annual documentation from the utility company that the facility is active.

d. All other conditions imposed in the Laberge letter of September 11, 2018 and the Special Permit that was issued.

3. A letter from Applicant that it will comply with all conditions and requirements set forth herein and in the resolution granting the Special Permit.

NOW THEREFORE BE IT FURTHER RESOLVED THAT this Board makes this determination based upon the reasons set forth in the September 11, 2018 letter from Laberge Group to Denise Mayer, Chairperson, the adopted Negative Declaration and all findings made pursuant thereto and the Special Permit decision, all of which are incorporated herein and will not be restated; and

THEREFORE, PLEASE TAKE NOTICE AND BE IT FURTHER RESOLVED THAT the Planning Board of the Town of Schodack has **GRANTED** the Application for Site Plan Approval to allow the construction of a Solar Farm on the subject property as proposed in the application with the aforementioned conditions and restrictions and also conditioned upon the Applicant satisfying the outstanding issues identified in the aforementioned letter by the following vote:

<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
AUBIN	X		
D'ANGELO	X		
JOHNSON	X		
LAVOIE	X		
MAYRER	X		
PUCCIO	X		
SHAUGHNESSY	X		

Dated: September 17, 2018

DENISE MAYRER, CHAIRPERSON
SCHODACK PLANNING BOARD

Applicant

Stewart's Shop
1540 - 1538 Columbia Tpke.
Proposed - New Stewarts Shop

2018-34/HC/178.-14-5 / 178.-14-6

Chuck Marshall represented the applicant Stewarts Shops for this meeting.

Mr. Marshall stated they are replacing the existing store at 1607 Route 9 with a new store on the corner of Route 9 and Sunset Rd. it is a 2.4 acre parcel which includes the Edwards property (yellow house with Browns Chiropractic and apartment) and Broughton garage,. They would like to build a 3696 sq. ft. store on this lot. They will have 4 gas pumps which has 8 fueling positions they will not do standalone diesel or kerosene but they will do 3.1 diesel on the canopy. It will be a hearty board building with stone veneer, similar to the store on Rt. 20. They plan on 25 parking spaces but that does not count parking at the pumps, that would bring it up to 33 parking spaces.

Mr. D'Angelo asked if they were hooking up to sewer and water.

Mr. Marshall stated they plan on hooking up to water but was unaware of the ability of sewer

Mr. D'Angelo stated he believes sewer is available at Old Miller Road if they want to run a force main to that.

Mr. Marshall stated they will evaluate it for cost and feasibility.

Mr. Puccio asked if they were going to take down Broughton garage, and how does that fit in with the site plan.

Mr. Marshall stated yes both structures will be torn down and the garage area will be vacant land, but they are looking to move the new building north do to setback issues.

Mr. Johnson asked if they have talked to DOT about the driveway and access.

Mr. Marshall stated they plan to as this project progresses.

Mr. Johnson stated the driveway on 9&20 should be further from the intersection. And maybe not allow left turns in or out because of the narrow median, if there was a full length median that that would not be an issue. Also on Sunset that driveway is close to the intersection as well which would cause stacking on site. Shifting it would be a better idea.

Mr. Marshall stated he also noticed that if the building was moved further north they could get the delivery area in the back of the store. Then they would have a full circulation

around the building, the only problem would be the grade from the bottom of the bank is probably more than 10 feet.

Mr. Shaughnessy asked if the parking spaces at the pumps and at the curb valid parking spaces.

Mr. Marshall stated he did the calculation based on 1 space per 125 sq. ft., but 9 times out of 10 their customers do pay at the pump and they come into the store.

Mr. Laberge stated he'll take a look at the code, but he believes the Jiff-E-Mart in Castleton we considered the pump as parking spaces

The board and applicant spoke septic and the placement of the building and stormwater.

Mr. Marshall asked if the board had any ideas on what they would like the building to look like.

Mrs. Fuda stated they will have to think about it. She also explained the gas pricing listed on the sign is not part of the sq. ft. because it is required by state law.

Mr. Marshall stated then the sign is in compliance.

All agree to send this to engineering.

Site Plan

Dagen Staging Area

2018-35/PD-3/178.-12-25

55 Empire Blvd.

Proposed- Site Plan for Grading

Eric Redding, from Bergmann Engineering, was present for this meeting.

Mr. Redding stated Dagen Trucking is proposing a 28,000 sq. ft. gravel staging area; it will sit adjacent to his existing headquarters. Items that will be placed on this site are such things wind turbines, generators things like that. There will be 2 curb cuts along Empire state Blvd. and this will allow the trucks to come in and out. Drainage will go towards the rear of the site and there will be swales with check dams and will drain to the existing facility at the end of the cul-da-sec. they have received the Laberge letter and have no issues with the eight items listed (**see below**)

Mr. Shaughnessy asked if this is needed do to his agreement with the port.

Mr. Redding stated it with GE (General Electric)

Mr. Puccio asked what is the material going to be at the entrance to the staging areas.

Mr. Redding stated the aprons will be a heavy duty pavement for the first 30 to 50 feet same material used at the Dagen Headquarters site. There will be no issues with mud on the road for the traffic for the doctors' offices.

Mr. Puccio asked about the volume of traffic going in and out of the staging area.

Mr. Redding stated not a lot, similar to that of the head quarts maybe couple times a week.

Mr. Puccio site line screening.

Mr. Redding stated if didn't mention it but they are going to save as much of the existing trees as they can in the middle and whatever has to get moved will be replaced.

Laberge Letter Dated September 13, 2018

Re: Site, Stormwater and Sediment & Erosion Control Plan Review

Dagen 30 Empire State Blvd.

SPB #2018-35

We are in receipt of a Special Permit/Site Plan Application for the above referenced subject. We have reviewed the following proposed development plans sheets 1 through 5 of 5 dated September 11, 2018 and offer the following comments that the Applicant should address prior to approval.

1. The Sequence of Construction notes should be revised to include the use of the proposed check dams.
2. The Erosion and Sediment Control note #5 should be revised to reflect the details provided which propose the use of a drop in silt sack. The wrapping of inlet grates is not permissible.
3. The Grading note #6 should be revise to reflect the proposed details provided or an additional detail of the stone drop inlet protection should be provided.
4. We recommend that the proposed asphalt apron be minimally extended on the south end to the 366' contour and on the north to the 371' contour.
5. Proposed asphalt aprons should have directional traffic control arrows, stop bar and traffic control signage for stop, do not enter and one way traffic control.
6. The plans should indicate the number of white spruce to be installed in addition to the symbols provided on the plans.
7. We recommend the addition of a check dam just upstream of the proposed swale rip rap outlet protection.

Since the site proposes to direct its stormwater to the Town's road drainage system and the road's stormwater management facility; a stormwater analysis of the facilities capacity to handle any additional stormwater should be provided for review. The analysis should include suitability

of the existing drainage swale to accept the proposed stormwater without erosion. Otherwise the proposed swale should be extended the approximate 100 feet to Town's stormwater management facility.

SITE PLAN- APPROVAL

Puccio moved, LaVoie seconded that the Planning Board be **LEAD AGENCY**.

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose: None

Johnson moved, Shaughnessy seconded a **NEGATIVE DECLARATION**.

7 Ayes. 0 Noes. Motion carried

Ays: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose: None

LaVoie moved, Aubin seconded that the following approved **site plan** be adopted:

7Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose: None

Subdivision/ Lot line

Birch Builders

2014-22/RA/188.-5-8.11

Brookview Station Road

Proposed - Subdivision Mod. Lot 41 and 42 added

Doing a revote on this subdivision due to adding 2 more lots. Lots 41 & 42.

Joe Forte, Brewer Engineering was present for this meeting.

Mr. Forte stated they are here to amend the Strawberry Fields project phase 1 and phase 2 that was approved on June 18, 2018. They are looking add 2 lots to the 12 lots of phase 2, This will increase to 14 lots. The first being lot 41 which has the brick house and lot 42 will be the lot on the corner of South Old Post Road and Brookview Station Road where the Hines new home is located.

Mrs. Fuda stated this will have to have a public hearing and we can schedule this for the next meeting on October 1, 2018.

Mr. Johnson stated we need to clear up the number of lots, we are going to end up with 43 lots. So the lot data should be lot 42 for the brick house and lot 43 for the corner lot.

Mrs. Fuda stated remaining lands where Hines house is, is considered a lot.

Mr. Forte stated ok.

Special Use Permit renewal

2003-25 - Dunkin Donuts

Puccio moved, LaVoie seconded that the ***SPECIAL PERMIT*** be: **GRANTED** for a **period of 3 YEARS**

7 Ayes 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy

Oppose: None

ADJOURN

D'Angelo moved, Shaughnessy seconded that the Planning Board meeting be adjourned.

There being no objections, Chairwoman Mayrer adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning