

Knowlton Township Planning Board
Minutes
Tuesday, July 25, 2017

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, July 25, 2017. Chairman Taylor led the Board in the flag salute at 7:30 p.m. He announced that adequate notice of the meeting has been provided in accordance with the "Open Public Meetings Act" by publishing notice of all regularly scheduled meetings in the Star Gazette and Express Times, as well as providing said schedule in the Municipal Clerk's Office.

Roll call:

Present: Taylor, Glynn, Smith, Cuntala, Costantino, Bromm, Tironi, and Prosser

Absent: Murray, Drake, and Starrs

Also Present: Thayer, Layton, and Rodman

Approval of Minutes:

Mr. Glynn made the motion to adopt the minutes of June 27, 2017. Motion seconded by Ms. Cuntala. Roll call vote: Glynn-Yes, Bromm-Yes, Cuntala-Yes, Tironi-Yes, Costantino-Yes, Prosser-Yes, Smith-Abstain, and Taylor-Yes.

Memorializing Resolution:

#16-001 James & Jennifer Bowman, Block 34, Lots 18, 18.01 & 18.04-Extension

Attorney Thayer reviewed the modification to the Resolution, where Mr. Bromm recused himself from this matter and is not eligible to vote on the Resolution.

Ms. Cuntala made the motion to approve the Resolution. Motion seconded by Ms. Costantino. Roll call vote: Glynn-Yes, Cuntala-Yes, Tironi-Yes, Costantino-Yes, Prosser-Yes, Smith-Abstain, Bromm-Abstain, and Taylor-Yes.

New Business:

#17-001 David Murray, Block 68, Lot 9

Mr. Bromm recused himself and sat in the audience. Richard Keiling Esq., was present on behalf of the Applicant. Both Robert Berry and David Murray were sworn in. Mr. Berry provided his qualifications and experience as a Land Surveyor/Planner. Attorney Keiling stated that they have WCPB correspondence dated July 18, 2017. He then went on to describe the proposed subdivision, which he stated is a conforming subdivision. He stated that they are requesting some design waivers for the driveway and the Applicant met with the Fire Department and they found it to be acceptable, although they did recommend some pull offs.

Mr. Berry displayed 2 Sheets of the submitted plans, which were marked as an Exhibit:

A-1 Sketch Plan, prepared by Robert Berry, dated 5-30-17

A-2 Survey Drawing, prepared by Robert Berry, dated 5-30-17

Mr. Berry reviewed the history of the property and the proposed subdivision.

The hearing was opened to the public for Mr. Berry.

Caroline Turbett questioned possible tree removal. Mr. Berry provided a copy of an aerial photograph that was marked as an Exhibit:

A-3 Aerial Photograph

Mr. Berry described the aerial photograph and the possible home locations. Board Planner Layton stated that there is a maximum area of lot disturbance. The Applicant and the Board continued to discuss the proposal.

Steve Mecka questioned the Camp Warren driveway. Mr. Berry stated that the Camp driveway is shown; however, it is abandoned. Mr. Mecka stated that he has seen vehicles use that driveway.

With there being no further questions, the hearing was closed to the public.

Mr. Murray stated that he is looking to build/design a one floor new home. He stated that he also would like to provide lots for his children. He stated that they intend to continue to farm the property. He stated that he met and did a site visit with the Volunteer Fire Department and he reviewed their recommendations. The following was submitted and marked as an Exhibit:

A-4 July 24th, 2017, Letter from the Fire Department, Deputy Chief

Attorney Keiling read the letter into the record and he reviewed the matter with Mr. Murray. Mr. Murray went on to describe the driveway surface materials. He stated that he would prefer to not have the entire driveway paved as it will get destroyed with truck traffic and farming use. He stated that he understands that there will be a common driveway maintenance and easement agreement. He stated that the driveway has been used for emergency access several times in the past. He stated that he also understands that there is a limit to tree removal. Board Engineer Rodman reviewed his report of 6-22-17 in regards to: a deed restriction pertaining to the number of lots for future subdivisions; the turnouts recommended by the Fire Department; the paving/surface of the driveway; the metes and bounds description for the common driveway easement to be included in the deeds for the specific lots, which were all discussed with the Board.

The hearing was opened to the public for Mr. Murray.

Steve Mecka asked if there is ever going to be a big development on the remainder lot and if the proposed homes could be located further away from the property lines. Attorney Keiling noted the cost of a road that would need to service a major subdivision. The condition and intent of the existing farmhouse was discussed along with two homes on a lot.

The hearing was then opened to the public for general comments.

Steve Mecka questioned and stated his concern over the property taxes for two homes. Chairman Taylor suggested that Mr. Mecka contact the Tax Assessor.

Caroline Turbett stated her concerns in regards to their prior contact with Mr. Murray and the impact of the subdivision on their privacy. She also stated that she did not receive notice. The certified list was reviewed. Ms. Turbett questioned the process, which was reviewed by Board Attorney Thayer.

Arthur Dube also stated that they did not receive notice either. Board Secretary Schemm stated that she does have a receipt that indicates that notice was mailed out.

Joseph Giordano also asked if he was on the certified list. Board Secretary Schemm stated that she does not see his name on the list. The noticing provision was discussed.

With there being no further public comments, the hearing was closed to the public.

The proposal was reviewed by the Board and the design waivers were reviewed and discussed. Board Attorney Thayer reviewed the possible conditions of an approval, which were reviewed and discussed.

Ms. Costantino made the motion to approve the proposal. Discussion on the motion: Board Attorney Thayer re-reviewed the possible conditions of an approval: the turnout to be moved to the right side and revised plans to be submitted; a deed restriction on the balance of permitted subdivision lots; a common driveway maintenance agreement to be recorded in the deeds of the new lots; written confirmation from Camp Warren on whether they wish to contribute; prior to the issuance of building permits the driveway will be surfaced with oil and stone and the Zoning Officer will be advised of same; the width of the driveway; and the oil and stone requirement will also be placed in the deed. Motion seconded by Mr. Smith. Roll call vote: Glynn-Yes, Cuntala-Yes, Tironi-Yes, Costantino-Yes, Prosser-Yes, Smith-Yes, and Taylor-Yes.

Mr. Bromm resumed his position on the Board.

Open to the Public:

Chairman Taylor opened the meeting to the public.

William Clifford commented on the oil and chipping of a driveway prior to construction.

With there being no further public comment, the meeting was closed to the public.

Other:

Mr. Bromm provided his comments on the video presentation and the Historic Element of the Master Plan. He also noted that grant funding may be available. The matter was discussed with Board Planner Layton.

Payment of Vouchers:

Ms. Cuntala made the motion to approve the vouchers. Motion seconded by Ms. Costantino. Roll call vote: Glynn-Yes, Cuntala-Yes, Tironi-Yes, Costantino-Yes, Prosser-Yes, Smith-Yes, Bromm-Yes, and Taylor-Yes.

Adjournment:

In a motion made and seconded the meeting adjourned.

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/19/17