

A meeting of the Town of Moreau Planning Board was held on April 19, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

Peter Jensen	Chairperson
John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
Jerry Bouchard	Planning Board Member
Mike Shaver	Planning Board Member
Ann Purdue, Esq.	Planning Board Member
Adam Seybolt	Alternate Planning Board Member

Also present: Jim Martin, Zoning Administrator in person; Tricia Andrews, Recording Secretary
Absent: Meredith Mathias, Planning Board Member

The meeting was called to order 7:00pm by Chairperson Jensen. The Board reviewed the minutes of the March regular meeting. Mr. Arnold motioned to accept the minutes of the March 15, 2021 meeting as written and Ms. Purdue seconded. All in favor, motion carried with no roll call, Mr. Bergman abstaining.

The Chairman explained that US Light and Energy withdrew their application late last week so there is no public hearing for that PUD request tonight. Later in the meeting the Chair would ask counsel to confirm that the entire application was withdrawn from the Town Board and she stated that it was.

#2 SRH-TJM, LLC
Gansevoort Road
Public Hearing
Preliminary Review

Travis Mitchell was present for this application. He explained that this is has frontage on Gansevoort Road. The site is R-1 and R-2. Density calculations were presented that allow 42 lots, 40 are proposed. This is the same layout that has been presented before, with additional notes. The sister subdivision was approved last month. As requested road names were added, the HOA document includes permission to create trails on HOA lands and states that they can not be subdivided further, and there is a request in to the Town for house numbering.

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The traffic study reviewed by the Town Engineer found no significant impact. This application was before the Board in January and March, has been to the County, has had engineering reviews for traffic and stormwater and had comment from the Town Highway Department.

Tonight is a public hearing.

The Chairman turned to Part I of the EAF.

Ms. Purdue asked whether the meeting with the South Glens Falls School Superintendent regarding Jacobie subdivision for May 6th would refer to this development as well. She asked what the discussion was going to be about, and Mr. Martin stated that there was no communication about it other than setting up the time and date of the meeting, so he doesn't know what it's about. Ms. Purdue asked whether it would pertain to anything beside bus routes and Mr. Martin said that the Transportation Director would be attending as well so it might be that, but he couldn't say for sure. Ms. Purdue was concerned that their comments would impact the layout. Mr. Martin thought it would have more to do with potential impact on enrollment and transportation. He thought that 150 lots approved at once had caught the Superintendent's attention.

In a letter Jesse Fish had asked whether hydrants were needed for flushing, if it was not going to connect through Arrowhead. He asked whether there would continue to be two names. Mr. Mitchell stated that the mains do loop through and there are no dead ends so hydrants will not be needed.

Part II of the EAF was addressed. #1 was answered Yes. The Board discussed determination of significance. Mr. Bouchard motioned to make a negative declaration for SRH-TJM, LLC and Mr. Arnold seconded. Roll call vote resulted as follows: Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Bouchard, Yes; Ms. Purdue, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, Yes.

The Board turned to the public hearing and the Chair read the open meetings notice. The Chair asked members of the public to limit their comments to 5 minutes.

Mr. Brad Nelson asked if this was about the development by the Jacobie fields, and Mr. Martin explained that it is not the subdivision named Jacobie, but it is next to it. Mr. Nelson asked how this would impact the schools and the recreation park.

Mr. Martin asked Mr. Mitchell if he would like to comment and Mr. Mitchell stated that it is not going to affect Moreau Rec or traffic, and that wastewater will be treated on site. They all get municipal water. The school district has had the opportunity to review and comment. A meeting is coming up to coordinate transportation.

Mr. Martin indicated he did not know what concerns were going to be raised at the meeting with the Superintendent.

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Mr. Nelson stated that he grew up in the Town and that this field has always been where the rural part of the Town starts, so he is not happy to see this change here. He likes the small town rural feel of the Town. This is ruining what the Town is, so he is opposed to it and he doesn't feel he is alone in that.

Atty. Buettner joined the meeting at this time.

Mr. Martin announced again for the public that the US Light & Energy application was withdrawn and would not be discussed tonight.

Mary Weeks asked when the meeting with Superintendent of schools is and it is May 6th. She asked whether it was open to the public also and Mr. Martin stated that the Town Hall is closed, and these meetings are not usually public. Atty. Buettner stated that the school district can't grant or deny this application, they can only talk about their concerns with the Town. Mrs. Weeks stated that the schools are full to capacity. She expressed concern that 2-4 children per house would overtax the district. It sounded to her like the development is a done deal and the hearing isn't going to change anything.

Chairman Jensen explained that the Board is required to review anything that comes before it, and that there are rules for what can be done in any Zoning district, and they work within them. They always notify the schools. They can't deny because of a potential rise in student population- they can apprise the school as soon as possible so that they can adjust and plan. The Board can't just say no to this, because it meets the regulations. Mrs. Weeks asked how this would affect school taxes. Assessments have just gone up, and if this over-extends the school they will have to pay even more.

Mr. Shaver stated that if there isn't room in the school that would come out in the meeting on the 6th of May. He encouraged the Board to put the brakes on. Mr. Martin said that he would bring that concern up at the meeting.

Mrs. Weeks wanted to know whether the public would hear what the findings were and Mr. Martin stated that the next meeting of this Board would be May 17th and he would report back at that time.

Mr. Martin asked the Board whether they would keep the meeting open and Mr. Shaver said he thought they should. Chairman Jensen asked whether they needed to table open a public hearing and Atty. Buettner stated it should not be closed if they were not finished. Mr. Martin advised Mrs. Weeks that if it is left open, there would not be a new notice. Mrs. Weeks stated she would let her neighbors know and expressed concern that the agenda was not public. Mr. Martin stated that is not what is happening. Atty. Buettner told the Chair that the agenda for

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the May 17th meeting will be on the website prior to the meeting. Mr. Martin stated that notice could be sent again if the Board wanted.

Mr. Arnold stated that the notice is so that the public can make comments. It is announced and scheduled on the website and in the newspaper and people are able to make comments. Mr. Shaver said it was good public relations to do the extra notice because this is a big subdivision. Mr. Arnold said that the issue is that the Superintendent and the Transportation Director are having a conversation with the Zoning Administrator. Mr. Arnold has usually seen the schools agree to more students easily. The Superintendent will not state that it can't be built because there isn't room.

Ms. Purdue stated she didn't think school capacity was the Planning Board's purview anyway as it meets Zoning requirements and public infrastructure has to plan for and adjust to things like this. Mr. Arnold stated the schools are getting smaller. He graduated in 1983 with 250 students and the classes aren't that big now. Ms. Purdue stated she understands concern about infrastructure, water roads etc but that this is a lower density than allowed by the law.

Mr. Arnold pointed out that the people who buy these homes will pay school taxes as well.

Mr. Martin explained that this process is designed to bring out the concerns, the process is working as it should, the involvement of the school district is normal and not a cause for alarm, rather it is a courtesy to keep the schools involved. The homes are built over a period of time, and now the schools know and can adjust to the possibilities.

Mr. Mitchell commented that the Board is doing the right thing looking at this collectively, but that this one is just 40 lots. He has never seen a school district suggest that they can't handle the incoming kids from a subdivision project.

The Chair stated that the Superintendent of schools will educate the students in the district.

Mr. Nelson commented that his fear for the school is Fort Edward might join South Glens Falls schools, and when this is complete they will be too much together and taxes will go up. He stated that a single student costs the district \$70,000 because of things like special education and sports.

Mr. Martin explained that those concerns are the reason why the information is shared as the project progresses.

Brigid Martin commented that the public comments she heard sounded like people would deny people housing in order to avoid the costs of educating them. A certain population is needed to get federal support for the schools, and the Town needs young families to continue to move through to keep the schools full. Some of the concerns that have been expressed aren't factual.

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Mr. Shaver expressed concern about this project not hooking up to the sewer system. He asked for a clear reason why they didn't want to. He was concerned about the environmental impact of this number of sewer systems. Public sewer is there for a reason and should be utilized.

Chairman Jensen stated that the Town Code doesn't require developers to join the sewer district and the Board can't force them.

Mr. Shaver stated that there is a right way to do it and it's not about making them, but that the developer should do the right thing. He hasn't even seen district boundaries.

Atty. Buettner stated that the Board can't legally require them to put the sewer in. It is not in the sewer district. The sewer district could be added on to if it were in the Code. Many conversations have taken place about this between the applicant and the Town's attorney, but they can't require them to connect to it. If the Board thinks this is important for the future, they can change the law for future developments, but can't do anything about the current one. Mr. Shaver stated that all he has heard is that it's not affordable and he wants more information about the price to see if it is feasible.

Atty. Buettner stated that many meetings and conversations have been had. Mr. Shaver wanted to hear from the Town Board and Mr. Mitchell stated that Atty. Buettner spoke correctly for the Town. They have not seen numbers that work for this situation. He would like to connect, but the price hasn't been workable so far. Mr. Shaver wanted a meeting with the Town Board and Mr. Mitchell stated he had been before this Board since December.

Mr. Arnold said that it might be beneficial to the Town to have them join the sewer district, but that this Board is supposed to talk about whether it meets the requirements. The project works with septic systems, and that is all the Board needs to know. The only impetus for sewer is that it would help the system economically, which is a conversation between the Town Board and the developer that does not involve this Board. Nothing in the Planning Board's process has shown that the septic tanks don't work. Ms. Purdue reminded the Board that the subdivision will also be examined by the Department of Health. Mr. Bouchard stated that Mr. Shaver's argument is with the Town Board and that this development meets the conditions. Mr. Shaver stated he didn't want to hold up the process but that he wants clarification. Mr. Mitchell stated that he has been clear in that he is asking for on-site septic.

The public hearing was closed at 8:22pm.

Mr. Arnold motioned to grant preliminary approval to the SRH-TJM LLC Subdivision and Ms. Purdue seconded. Under discussion Ms. Purdue motioned to amend the motion to add that the applicant must provide the HOA document to Town Counsel for review. Mr. Arnold seconded.

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To the amendment: Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Bouchard, Yes; Ms. Purdue, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, Yes.

To the motion as amended: Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Bouchard, Yes; Ms. Purdue, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, Yes.

Requirement for preliminary and final to be on different meetings can't be waived for a subdivision of this size, so this will be back next month for final approval.

#1 Giachino
Fort Edward Road
Public Hearing
Final Review

Mr. Bill Rourke was not present to represent this application at the original time. It was handled second at 8:30pm.

This is a one-lot 42,296 sq ft subdivision. Required road frontage is 100 ft, and they have 155 ft. No Variances are requested.

Mr. Martin explained that this has already been subdivided within seven years and that is why it is required to come to the Planning Board for review.

EAF was reviewed. Motion to make a negative declaration on the EAF for Giachino Subdivision was made by Mr. Bergman and seconded by Ms. Purdue. Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Bouchard, Yes; Ms. Purdue, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, Yes. All in favor motion carries.

The public hearing was opened at 8:35pm.

Motion to grant preliminary approval was made by Mr. Bouchard and seconded by Mr. Shaver. Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Bouchard, Yes; Ms. Purdue, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, Yes. All in favor, motion carries.

Motion to waive the requirement for separation between the preliminary and final approval was made by Mr. Bouchard and seconded by Ms. Purdue. All in favor, motion carried with no roll call. Motion to grant final approval to Giachino subdivision was made by Mr. Bouchard and seconded by Mr. Bergman. Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Bouchard, Yes; Ms. Purdue, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, Yes.

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Motion that the Chair and one other member sign the mylars when they are presented was made by Mr. Bouchard and seconded by Ms. Purdue. All in favor, motion carried with no roll call.

#3 Jacobie Farms- Cerrone
Moreau Rec Road
Preliminary Review

Joseph Dannible with Environmental Design Partnership presented application for 49 lot subdivision. They would like a public hearing in May.

It was previously presented as two separate projects, the two were combined as Jacobie's Farm. This is on both sides of Lennox Blvd. It is R-2. There are about 27 acres of land. It is flat, there are some compost materials stockpiled. This is a cluster subdivision with 23 lots on the north side of the road and 26 on the south. Approximate 65-80 ft wide with 25 ft deep front yards, 10 ft rear yards, 7.5 ft side yards, stormwater on-site. A single stormwater management area is proposed, the area is owned and operated by an HOA. The infrastructure within the road beds will be the responsibility of the Town Highway Department. They have individual septic systems, a water main extension along Lennox and along the proposed roads. Applicant is starting the process as an out of district user. 2.3 acres of open space used for drainage features, and another area that is in the middle of Road D. They did not want to tie up open space in rear yards, they think the front yards add to the aesthetic of being near the park and will be an enhancement. They plan a 5 ft wide asphalt trail along the road to the park. An area for a park entrance sign is set aside, and an access point for the lands to the south.

Mr. Purdue asked about the HOA areas and that there is only one area. The other centers of cul-de-sacs are going to the Town. Ms. Purdue asked whether there will be competition with stormwater there and they are not using the centers of the loops for that, it will be open lawn and maybe some trees.

Mr. Martin pointed out that they had also taken the small depressions for stormwater management out and this plan is more conventional with retention ponds. Mr. Arnold asked about drawings on Page 2 of 11 still showing the little dips. Mr. Dannible confirmed that has been revised. They are no longer part of the plan.

Mr. Martin pointed out that the strip between the two cul-de-sacs is also HOA owned and Mr. Dannible agreed. This was the location for the potential connecting trail.

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There was some further discussion about which land would be HOA and which would go to the Town. There are three HOA areas, and the centers of the cul-de-sacs are going with the road because the Town takes that much right of way.

Mr. Arnold asked about the size of the side yards. They are proposed at 7.5 ft which is allowed in a cluster subdivision. He asked how many of the houses are within 8 ft of the side yard boundaries on both sides. Mr. Dannible said that they are showing the potential locations for houses. Mr. Arnold's concern was that they wouldn't be able to get anything bigger than a lawn mower into the back yard. Mr. Dannible said that he has done these size setbacks before and not had any concerns, but they could look at it and try to get the houses offset so that some of the gaps were larger.

Mr. Martin stated that Winterberry was approved at ten feet and Mr. Bouchard and Mr. Arnold stated they were more comfortable with ten feet on at least one side. Mr. Dannible said he could make that work.

Mr. Arnold asked whether the access point lined up with the one in Arrowhead and Mr. Dannible wasn't sure but it lined up with open space. Mr. Arnold thought it was on their stormwater basin. Mr. Dannible said that his low space would allow a 100-year flood to flow over it and protect all the properties. Mr. Arnold stated he was concerned about the bike paths and walking paths all intersecting.

Mr. Arnold mentioned that this is a dead end when the park is closed, and that might present a problem for school busses as they would have to use the cul-de-sac or something. Mr. Dannible said this is a Town standard cul-de-sac so it can accommodate that. Road F is intended to be a through street eventually. So the turnaround there is temporary.

The Chair asked the Board whether they had enough information to move forward. Mr. Shaver asked whether they were putting in a sign for the park entrance and Mr. Dannible said they are just donating the land but were still in conversation with the Town about improvements to the road, etc.

Mr. Martin shared the comments from the water Superintendent which are that each hydrant needs an in-line valve, and that there should be a hydrant at the end of the line at the end of Lennox Blvd. A water connection is needed for the existing Jacobie house. Hydrants at the end of the cul-de-sac should be on Roads E & F.

Mr. Arnold asked whether the HOA property inside of loop D would have infrastructure, whether they were thinking about a playground. Mr. Dannible said the idea is active recreation area so that people can watch their children. Mr. Arnold suggested a barrier between that and the road, like a hedge or short fence so that kids don't lose toys into the road.

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Mr. Bouchard motioned to schedule a public hearing for Jacobie Farms 7:01 on May 17th 2021. Mr. Bergman seconded.

Chairman asked whether it was wise to schedule a public hearing when there could still be changes to the project. Mr. Dannible stated that the modifications planned were to remove the storm ponds, which has already been identified and nothing substantive is going to be changed. Mr. Bergman stated he thought that was acceptable.

Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Bouchard, Yes; Ms. Purdue, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, No. Motion carries 6-1.

Ms. Purdue asked the applicant to show the ten feet on at least one side of each house and that the acreage of each open space be called out.

Motion to declare Lead Agency was made by Ms. Purdue and seconded by Mr. Arnold. Mr. Martin stated that this is an unlisted action. Involved agencies are DEC, DOH, DOT, State AG and the school. All in favor, motion carried no roll call.

#4 Baker Falls Solar, LLC
10-15 Electric Dr
Site Plan Review

Travis Mitchell, Michael Cucchiara and Liza Schepps were presenting for this application on behalf of Nexamp.

Mr. Cucchiara presented Nexamp founded 2007 and based on Boston. They install nationwide. They have 115 MW of projects operating now with 107 coming up. They are long-term owners of the projects and to maintenance and operations. They have 10,000 residential subscribers. This is a community solar project, might also be remote crediting but community is preferred, they would get a 10% discount on utility bills. They have agreements with Albany Medical Center and Saratoga Hospital in other areas.

The project is proposed for the Moreau Industrial Park. 2.5MW, single access tracker system that moves with the sun. They are aligned North-South and the panel itself rotates. They are max height of 18 ft. No battery storage is proposed. 13 acres fenced area. It is naturally screened by existing vegetation. It is in the far western boundary of the Industrial Park, about 32 acres. It is permitted in the M-1 district as a power plant use and will be reviewed by the Zoning Board.

Access point is across the power lines from the main entrance road. Medium voltage cables go out to the existing service. 20ft wide at access point for National Grid, it is 15' wide access road

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down to 12 ft wide set up for tractor trailer movements. 13 acres, fenced 7 ft high. There is one equipment pad near the road for controls.

Visibility is often an issue with solar farms. There are some properties on Sisson Road that might be able to see it, so he ran some elevations to show the sight lines. The profile shows that a hill blocks the view on the first one. The second one has a point at twenty feet high where they may be able to see a little bit when there is no vegetation, but currently there is vegetation.

Overall it is well-screened.

This application will require a public hearing, SEQR and a Site Plan. They would like to initiate coordinated review tonight. He suspects it may not require coordinated review from the County. Atty. Buettner confirmed this. Mr. Shaver asked whether it is close to the sewer pump station and Mr. Mitchell demonstrated on a map and said it is 750-1,000 ft. Mr. Arnold asked and it is on the opposite side of the park from the river and is not within 500 ft. It is 800 ft from Farnham road.

Mr. Arnold asked whether they have a right of way in hand for National Grid properties and Mr. Cucchiara said they need a separate application with National Grid if tonight goes well. They had wanted to make sure there were no concerns with the access point first. They will also need an easement to cross National grid lines to get to the lines.

Mr. Arnold asked whether they use tracker panels elsewhere in the Northeast and Mr. Cucchiara said that they do, in Johnstown, Syracuse and throughout the state. They are single axle and follow the location of the sun, and not the angle. They can be a challenge in the Northeast, but they have been around a few years now and they have adjusted to some of the difficulties with them, the additional energy production makes them worth it.

Ms. Purdue asked if there was a waterway to the west. There is an intermittent stream and there have been wetlands delineated, and that is basically the reason the project is shaped like it is. Army Corps doesn't consider solar panels a disturbance, but DEC does. These are Army Corps. They will need a permit for some clearing. Within the fence, they seed wildflowers and outside they will maintain the landscape.

They will provide an operations and maintenance plan as well as a decommissioning plan.

Baker Falls is the owner. Ms. Purdue asked whether they would post security for decommissioning and Mr. Cucchiara said they will post bond that is typically \$30,000 per MW so \$70-80,000. That has not been discussed with the Town.

Mr. Shaver asked whether they have issues with vandalism and Mr. Cucchiara said they have not, but it will be fenced and locked. They can provide Knox boxes for the fire department.

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Mr. Cucchiara stated that sometimes they install a camera light that is pointed at the inverter and electric pad, but they are otherwise not concerned about security. They are used to coexisting with snowmobile and ATV activity.

Chairman Jensen asked counsel whether this was at issue with the stated purpose of the Industrial Park which was to bring jobs. Atty. Buettner stated there is no written requirement that jobs be included in projects at the park. Mr. Martin stated he read the draft statement from the park creation and saw nothing about job creation. As staff Mr. Martin said that this lot is the least attractive in the park, because it is poorly accessible and this is a good use of that site.

Another Industrial use is unlikely to come in. Mr. Arnold said he like this use in this location. It is quiet and is the closest to residential neighbors. Mr. Martin agreed it acted somewhat as a buffer.

Chairman Jensen asked whether a user is still charged a fee in the Industrial Park for transportation improvements. Atty. Buettner wasn't familiar with that but stated that she would look into it. Mr. Martin directed the Attorney to the Saratoga County Economic Development Corporation.

Mr. Arnold asked why he didn't see any accommodation for stormwater management and Mr. Mitchell pointed out some areas, but said that DEC is lenient about stormwater on solar farms and doesn't count the panels as impervious area if there is a certain amount of green space between, a threshold which they meet. So they only have to treat the roadways and the equipment pad.

They will have over an acre of disturbance so they will have a SWPPP during construction.

Ms. Purdue asked whether the Town has an expert to review the decommissioning plan and Mr. Martin said he thought that was a good idea. Mr. Arnold asked whether that is an escrow account and Mr. Martin said it would be a bond or a letter of credit.

Mr. Cucchiara said they could provide a decommissioning plan as well as operation and maintenance plan for legal review. Mr. Mitchell stated that NYSERDA puts out some good guidance for Towns on this and offered to send that over.

Mr. Arnold said he just worried what would happen if this project were sold and a later owner went bankrupt. Mr. Martin thought the plans would have to be transferred. Mr. Cucchiara stated that the owner, Nexamp, would have obligations to decommission.

Mr. Martin explained that a third party review of the operations and maintenance and decommissioning plan would require an escrow account to be set up.

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Atty. Buettner recommended not having a public hearing until the consultants were heard from and that 30 days will have to go by for SEQR, so the Board can't act on anything at a public hearing next month.

Motion to declare Lead Agency for Baker Falls LLC was made by Mr. Bouchard and seconded by Ms. Purdue. Involved agencies are DEC, Army Corp, Public Service Commission. All in favor, motion carries with no roll call.

#5 Denno Contracting
Reynolds Road
Sketch Plan Review

The applicant had gone to the Zoning Board about this 5 acre site in an R-2 and they want to put in 5 parcels with a cul-de-sac. They wanted a common driveway. Zoning would not give them the Variance they needed to do that. The cul-de-sac barely fits. They are getting ready to do test pits. The Health Department is involved because it is 5 lots on less than 5 acres. Mr. Robinson has talked to DOT, Jesse Fish, Highway. Mr. Robinson will be looking for input on the groundwater issue that has been a problem there.

Chairman Jensen asked and this borders Grey Fox Drive which was one of Gardner Congdon's subdivisions. Some of those lots were filled to accommodate onsite septic, which is what they think they will do as well.

Mr. Shaver expressed concern about what this would do to the water situation. He asked if they are developing at the gun club and Mr. Robinson explained that the gun club is to the west of this. Mr. Martin agreed that there is already a water problem here that they will have to be very careful with. Mr. Martin agreed it has been a problem for some time.

Mr. Arnold was trying to understand all the letters and numbers and dotted lines on the map. he asked whether we are only looking at the numbered lots. Mr. Robinson said to look at the numbered and the lettered. The letters lots have to do with some agreements to do lot line adjustments. These were agreements between Gardner Congdon and the neighbors. It was never done officially so he asked this buyer, Denno, to honor those agreements. The two lots on 197 are not their lots. Mr. Arnold asked and Area B is a lot line adjustment to a lot that has frontage. They are not part of the site plan review. No landlocked parcels are going to be created in making these adjustments.

Mr. Arnold asked Mr. Robinson to highlight which lands they are reviewing.

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Mr. Martin asked Mr. Robinson to move forward with the boundary adjustments prior to finalizing the plans.

Mark Stewart stated that they are working on that. The agreement was made years ago. One is the Langdons and one is part of the stormwater management for Grey Fox. Gardner Congdon owns a section of land on the other side of the pond.

Mr. Martin wanted to make sure no landlocked parcels were being created.

Mr. Robinson agreed those would have to be done before the subdivision is filed.

Mr. Arnold asked about the tiny parcel not part of Lot B or the other one.

Mr. Stewart stated that has its own deed and is owned by Mr. Congdon.

Mr. Arnold pointed out there were slivers of land by the gun club that are the ownership is unclear on.

Mr. Robinson checked the survey and said it appeared to be owned by Mr. Barody at the gun club.

Mr. Martin stated that this will be subject to a SWPPP.

Mr. Arnold asked who owns the center of a cul-de-sac and Mr. Robinson said the Town owns it. He said that what they do with stormwater depends on what they find out about the groundwater situation.

Mr. Bouchard asked whether all the driveways would come off this road and Mr. Robinson said that it would be off the road. Mr. Robinson explained that this is going to be a Town Road and because the Zoning Board didn't like a shared driveway, even though Paul Joseph didn't want a road.

Mr. Robinson asked for information about the groundwater issue and Mr. Martin said Kathy would have to do some research. Mr. Martin thought that the information would be spotty but the Michaels Group properties would have more information. Mr. Robinson asked who the engineer was for the last part of the Grey Fox Subdivision but no one could remember. Mr. Shaver recommended that Mr. Robinson call Joe Patricke.

The Chair asked the Board whether they wanted long meetings or extra meetings as the number of applications has been increasing.

The Board decided that anything more than 5 meetings would likely be split into two meetings. A change in meeting time was also discussed. Mr. Martin stated he would discuss with Mr. Jensen whether there were two meetings when it looked like it might be long.

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Motion to adjourn the meeting was made at 10:34pm by Mr. Bouchard and seconded by Mr. Shaver. All in favor, motion carried, no roll call.

Respectfully submitted,

Tricia S. Andrews