

West Bloomfield Planning Board Meeting

May 23, 2007

PRESENT: **Chrmn.** David Gripe, Andrea Scott, Todd Campbell, Bob DeSanctis, Alan Brind, Dick DelVecchio and Scott Harman

ALSO PRESENT: Linda & Shannon Lusk, Kelly Sullivan, BJ Rogers, Scott Naramore Stephanie Johnston and Scott Storke, Code Enforcement Officer

7:30pm: Chairman Gripe called the meeting to order and asked the Clerk to read the Legal Notices for tonight's three (3) Public Hearings.

PUBLIC HEARINGS:

Andrea Scott – Special Use Permit to Operate a horse barn.....Andrea was present and explained why she wanted to build a barn with stables. When she was finished speaking, there were no questions and Public Hearing closed at 7:35PM.

Curt Barnes – Re-Sub involving (4) lots in Factors Walk Subdivision....Curt Barnes was present and reviewed his map with the Board members. He explained his proposal and noted the drainage Easement will also need to be changed if the subdivision is approved. There was a lengthy discussion about the issues surrounding this project. Curt mentioned that he had spoken with Tim Rock (at Larsen Engineers) this morning and he also had concerns about the drainage situation. He went on to say that he wasn't expecting the Planning Board to take action on his application tonight. He just wanted to get the process started and get thru the Public Hearing phase. Chrmn. Gripe noted that Scott Storke had a Site meeting with the Town Engineer (Tim Rock) this afternoon and a review letter is forthcoming. Therefore, the **Public Hearing is adjourned** pending additional information on this application.

Jeff Ball was not present yet so Chrmn. Gripe moved forward on the Agenda.

REGULAR MEETING:

Andrea Scott's SUP.....Chrmn. Gripe asked if there were any questions or if the Board was ready to take action on this matter? Todd Campbell made a motion to approve Andrea Scott's application as submitted. Scott Harman seconded the motion, with ayes by all, with the exception of Andrea, who abstained from voting. Therefore, there were (6) ayes and motion carried. **Special Use Permit Approved.**

NEW BUSINESS:

March minutes... Dick DelVecchio made a motion to approve the minutes as submitted. Todd Campbell seconded the motion, with ayes by all, and motion carried. Minutes approved.

Organizational Matters: The Planning Board received a Memo from the Zoning Board stating they would be happy to accommodate their request of changing the Zoning Board Meetings to the 4th Wednesday of each month, therefore allowing the Planning Board to meet on the 1st Wednesday of each month, in order to help the application process operate more efficiently. Dick DeVecchio made a motion to change Planning Board Workshop Meetings to the 1st Wednesday of each month starting in August of 2007. Todd Campbell seconded the motion, with ayes by all, and motion carried. **Workshop Meetings will be held on the 1st Wed. of each month and Regular meetings will be held on the 3rd Wed. of each month.** At this point, Jeff Ball arrived and Chrmn. Gripe reconvened the Public Hearing phase of the Meeting.

PUBLIC HEARING:

Jeff Ball: Residential Site Plan lot #3 of previously approved Tenny Subdivision(2005) Chrmn. Gripe asked Mr. Ball to explain his proposal. Mr. Ball first apologized for being late and advised the Board that he purchased one of Tom Tenny's lots on Olmstead Rd. and his intentions are to build a Single Family Residence on the lot. Todd Campbell asked Mr. Ball if he was aware of the fact that a SWPPP was required? Mr. Ball replied "No, he wasn't", and asked if Mr. Tenny was aware that he was supposed to supply that? There was a lengthy discussion on what the conditions were of the original subdivision and who was responsible for providing the SWPPP. Todd suggested we ask Mr. Tenny if he would be willing to provide a SWPP or at least notify potential buyers that they will be responsible for submitting this information to the Planning Board prior to any approvals. Chrmn. Gripe asked if the Board could approve Mr. Ball's Site plan as it stands? Bob DeSanctis suggested that Mr. Ball could provide a SWPPP for his own parcel but then added, that doesn't really help the situation. Chrmn. Gripe stated that he would draft a letter to send to Mr. Tenny and advise him that he must provide a plan showing a common driveway and a SWPPP. There were no further questions or comments and Chrmn. Gripe closed the Public Hearing pending additional information. Todd Campbell made a motion to table Mr. Ball's Site Plan application. Alan Brind seconded the motion, with ayes by all, and motion carried. **Jeff Ball's application tabled.**

NEW BUSINESS:

Conn Road Mine – Board members discussed a conversation Supervisor Champlin had with Joe Spezio this week regarding one of the conditions of approval of Elam's SUP on the Mine. Mr. Spezio called Supervisor Champlin and advised him that Elam was no longer able to supply the Town with the stone (as agreed upon) and listed as one of the conditions in the Resolution on the Conn Road Mine. A certain amount of the stone was to be used for repairs on Conn Rd., and the rest could be used elsewhere. Joe noted the supply is no longer available in the quarry where they have been mining the stone. He suggested to Supervisor Champlin that Elam pay the town \$1,000.00 per year in lieu of supplying the stone. Supervisor Champlin advised Joe Spezio that he did not want answer that question until he spoke with the Planning Board and our Town Attorney. David Anderson noted this is a Planning Board matter. Chrmn. Gripe asked Scott Storke if he would draft a letter to Joe Spezio advising him to send us his proposal in writing.

INFORMAL DISCUSSION:

Shannon Lusk passed out packets to the Board members with information about his Landscaping Business (that the Planning Board had requested). There was also an aerial picture of the property showing the location of the proposed driveway. Board members looked it over. Todd Campbell advised Shannon about some of the Zoning regulations that must be adhered to with regards to the number of vehicles allowed on the property, the amount of storage facilities you are allowed, etc. He also explained to him the map needs to indicate where the storage area is located and how much is currently allocated for that purpose, pointing out that Code allows a maximum of 2500 Square Feet. Chrnm. Gripe advised Shannon to go thru the ordinance and make sure what you are asking us to give you fits the criteria of home occupations, high intensity. Alan Brind asked if mulch was being sold? Shannon answered yes, but not as a retail business. It's sold as an installed product (not from the site). Board members continued to go over some of the requirements of home occupations. They decided it would be a good idea to meet at the Site (Cox Rd.) the night of their June Workshop Meeting (6/20/07). This would help them to get a better sense of the size of the operation.

STEPHANIE JOHNSTON attended tonight's meeting to speak to the Board members about the procedure for having an Outdoor Arts and Craft Fair. It would be a fundraiser for the Church. If it's successful, she would like to have one every year. It would also help promote her business. Chrnm. Gripe advised the board members to refer to Section 140-89. Stephanie mentioned people could park at the church or maybe in the Town driveway. She also suggested putting up signs advising people to drive "Slow". Chrnm. Gripe noted that would be a Highway department issue. She estimated approx. 15-20 cars at any one time. After some discussion, the board advised Stephanie a Permit would be required. They also suggested she put up a sign noting additional parking available. Scott Storke gave her a permit and noted it was up to the Planning Board to set the date and time. They asked Stephanie how many days she planned on holding the event. She replied one day. Dick DelVecchio made a motion to approve a Permit for Stephanie Johnston to hold an Arts & Crafts Fair on one Saturday in July from 10:00am – 5:00pm. Andrea Scott seconded the motion, with ayes by all, and motion carried.

BJ Rogers - I spoke with BJ Rogers prior to the start of tonight's meeting. She came with Scott Naramore. He noted that he is a board certified engineer and wanted to speak with Scott Storke to ask what he still needs before he is able to issue a C of O to BJ for her house on Co. Rd. 37. They did not attend the meeting, as they did not want to get into any subdivision issues until BJ has taken care of the situation with her Septic.

Lusk: The Board members agreed they didn't see how Shannon's business fits in as a Home Occupation. They noted it's not only a visibility issue, but all the other factors as well. They confirmed meeting at the Site on 6/20 and will proceed from there.

10:00PM – There was no further business to come before the board. Todd Campbell made a motion to adjourn, seconded by Alan Brind, with ayes by all, and motion carried.