



Planning Board Minutes 12/13/21

Members Present:: Barbara Olsen Pascale, Chairperson, John Avenia, Richard Freiman, Bud Gardner, Ellen Levy, Patti Rohrllich

Mark Barbato was absent

Elizabeth Sheer, Planning Board Secretary, recorded the minutes

Others attending: Debra Adamsons Merrill, Wendy Johnson, Chuck Schnell, David Thomas, Barbara Thomas, Gretchen Stevens

Acceptance of the minutes of 11/08/21 were moved by Richard , seconded by John

Aye: 4 No: 0

Decision: motion carried to accept the November minutes

The meeting opened at 8:03

Lot change review

Property: Hillsdale Neighbors Road (file #2021-015)

Applicant : Debra Adamsons Merrill

The applicant purchased a lot in the Hillsdale Neighbors Road subdivision but wants to talk to the town about purchasing another lot. The Hillsdale Neighbors are allowed 11 lots; the rest of the property is forever wild. The purchase of the new lot would create a 12th property; the previous lot would revert to wild. This is then considered an amended subdivision, and the rules of the subdivision have to apply.

Debra said that she had a letter from the Hillsdale Neighbors Association agreeing to the lot change. She showed an area map with the lot change on it, a survey of the lot, and shows the subdivisions of both the old and new lots, where the old lot becomes open space under “forever wild” rules.

Barbara said that she was unsure whether the letter is legally binding, and said that the Board needs to see a legal amendment to the original subdivision.

Debra responded that another person within the association also changed lots, and she will find out what steps that person was required to take. That change of lots was considered a lot line adjustment, rather than an amended subdivision. The Board needs to make a determination of what kind of application is being sought here.

There must be some document, Richard said, creating the homeowners' association that has the information we require. And, he asked, is there a person at the association who is in charge of the records?

The president of the homeowners' association is the holder of records.

Decision: The Board will speak with the Town attorney to get recommendations on this issue. Additionally Debra should get the number of her attorney to the Board.

Amended Site Plan Review

Property: 632 County Route 21

Applicant: David and Barbara Thomas, represented by architect Wendy Johnson and landscape architect Chuck Schnell

The applicant is seeking to build an addition to a house in the ridge line. Barbara said that the Board has looked at the site, and cannot determine whether the addition will be visible from the road. Therefore, the board cannot determine whether the site is exempt from review, thus, the Board is reviewing it. In the last meeting, Richard asked whether opening this plan to review opened up the whole site to review. Barbara said that had been discussed with the Town attorney, who said it was up to the discretion of the Board. Barbara concluded that the Board will review the addition and other concomitant information, but that the entire site does not need to be open to review.

Wendy Johnson, architect for the addition, showed a revised site plan, elevations, and a full plan for the septic area. The finished floor of the addition will be 18 inches below that of the existing building.

There is a street light in the driveway. It can be seen from the street.

Chuck said that there are stakes in the ground, and showed photos of the site, where the addition would be, and the location of the leach field, The density of woodland is consistent on the site.

Barbara asked whether the materials for the addition had been chosen.

Wendy said that it was to be 6" horizontal plank siding that would be painted red, drawing from the tones of the brick work; not as dark as the house.

Richard noted that there is a possibility that the addition would be able to be seen from Route 21, then, if the Board applies its usual standards, the colors would have to be darker than red,

So, Barbara said, what the Board is concerned with is the color of the addition. It could not be barn red, but needs to be more earth toned. She then asked about the color of the roof. Wendy replied that it was to be bronze colored metal.

Patti said that the pertinent question is the color of the house, and it needs to be a darker tone.

Richard said that the Board required swatches for the color of the house, the roof, and plans for lighting on the exterior of the house, or path lights.

Barbara said that the laws of the ridge line require that the Board be assured that any structure that is erected there conform to the rules of dark colors, non-reflective materials, and down lighting.

Barbara Thomas said that there will be a light on the walkway, but it would not be visible from the road because it will be between the two structures.

Patti said that the Board should make it very clear that it does not have a problem with the plans; the only issue is that the color of the house should be more subtle. The family should be confident that things will move on after this.

Dave asked whether it was crystal clear what was needed for next time, and he was assured that as long as the colors and lighting plan were acceptable, that approval would be given.

Decision: Applicants should come back next month with swatches for house color and plans for lighting.

Richard made a motion to adjourn, which was seconded by John
The meeting adjourned at 9:08