



**Hillsdale Planning Board
Minutes
February 14, 2011**

Present: Hank Henward, Chairman; Patti Rohrlich; Deborah Bowen; Mark Barbato; Vivian deGeorges, Secretary

Excused: Rich Freiman, Bud Gardner, Ellen Levy

Also present: CAC members Gretchen Stevens and Ruth Dufault; Jeff Paige, resident

The meeting was called to order 7:10PM by Mr. Henward, and then the Board went into Executive Session to discuss the Hamlet Plan. The meeting was then suspended at 7:58 and Public Hearing opened.

Public Hearing re: Ilya Bykov 2-lot subdivision of his property on Mitchell Street Tax Parcel ID 136.-02-93 Frank Roche, Attorney, representing Mr. Bykov

Submitted: Certified Mail receipts from adjoining neighbors for letters notifying them of this Public Hearing; signed Easement and Road Maintenance Declaration. Mr. Roche showed the newest maps to the Board. The Public Hearing was declared closed at 8:01PM, reopening the Planning Board Meeting, as there were no representatives from the public at the hearing.

There was discussion about whether or not this is a flag lot and it was decided it isn't. Ms. Rohrlich asked why the further lot didn't need road frontage and that was because it has a shared driveway for access. Mr. Henward stated that this parcel is outside of the wetlands area and that it's a wooded knoll. There was no prevention of further subdivision placed on this parcel as of the time it was originally created, and the Planning Board has tried in the past few years to encourage owners to put provisions for no further subdivision on their properties. Mr. Barbato said the map showed a rather large building envelope. Ms. Rohrlich commented that there was a pool and pool house at the original house and

that outbuildings of that sort are probably anticipated on the new lot and that is likely why the new building envelope is large.

Mr. Henward asked for a motion to approve this subdivision. Mr. Barbato made the motion and Ms. Rohrlich seconded. The vote was all ayes. The maps were stamped and signed and distributed to both Mr. Roche and the Planning Board secretary for filing.

Wesley Coon – White Hill Estates Tax Parcel IDs 127.-1-7, 127.-1-19, and 127.-1-21 Application to merge three parcels into one and establish an acceptable building site Frank Roche, Attorney, representing Mr. Coon

Mr. Henward said that he got a letter from the president of the White Hills Homeowners' Association, which was submitted for the file. The letter says that the Association approves the proposed site plan provided the annexed parcel becomes a part of the Association and is subject to its covenants and restrictions. Mr. Henward said at this point Mr. Alford believes the Ridgeline Overlay applies as the site is visible from a state road in Massachusetts and that Mr. Alford is going to look into it further to see if there's precedent. A foundation had been dug, outside of the building envelope. Mr. Coon was directed to stop his project and fill in the area for safety reasons. Mr. Henward said the Board will be able to get up there and look at it soon. Mr. Coon is seeking permission to sell his parcel with a house site in the location shown on the map. Mr. Henward said that the Board would like to give the buyer a three-dimensional building envelope, not just length and width but also height. A balloon test may be ordered. The old and new envelopes were shown on an old map. Mr. Barbato asked if they had blasted for the original foundation but a definite answer was not determined. There was further discussion about keeping Mr. Coon's plans within the building envelope.

This application will continue next month.

The Hamlet Plan

The Board then considered the proposed recommendation of the Hamlet Plan to the Town Board that was discussed in Executive Session. The vote recommending the Hamlet Plan and the proposals to amend the

Comprehensive Plan and the Zoning Ordinance to the Town Board was all ayes.

CAC report: Mr. Henward suggested that perhaps the CAC can join the Planning Board when they go up to the Coon site. Ms. Stevens asked what the constraints were on the original building site, and Ms. Rohrlich said that it was a 100' setback from other sites and a 200' setback from the edge of the whole Association parcel. Ms. Dufault asked if a homeowners' association can approve something that goes against Town rules and regulations, and Mr. Henward said no, the Ridgeline Overlay definitions and restrictions would overrule any covenants of an association. Mr. Henward said that he would call Mr. Katz, the Association president, and speak with him.

Ms. Stevens said that the CAC had come across a problem with maps that are in the Comprehensive Plan, regarding Agricultural District areas, specifically Districts 2 & 5 which are referred to in the CP but not shown on any maps. Further, what's depicted on the Don Meltz maps doesn't correspond with any descriptions of agricultural overlay in the CP. Mr. Henward suggested calling Patrice Perry at the County Planning Board to see if they have maps that show the Agricultural Districts 2 and 5.

Ms. Stevens also said that in reading through the CP regarding agricultural areas, she found that the language is rather strong and that it should be used to good advantage. She read some of it aloud, specifically section 5.1-3c regarding prime farmland and statewide-important farmland which is on the map that Don Meltz produced for soil types. It's taken from the County soil map. Mr. Henward said that the CP doesn't reduce the number of lots allowed to be built on agricultural lands. He further said that we need a much more definitive map for the soils, going out to each parcel on the map and analyzing the soil. Ms. Stevens said that you'd need a soil scientist to go out to each site in order to fine-tune the map, which would be quite a large undertaking. Ms. Rohrlich asked how the Bykov application relates to this, and Ms. Stevens said that his property is farmland of statewide importance. Mr. Henward also said that it would be nice to have forested areas overlaid on top of the soil map and Ms. Dufault said that even overgrown areas that were fields 40 years ago are still good soil.

Mr. Henward said that the Board has to decide on what the Town's policy toward this is, to keep active farmland in farming or to start reclaiming good land for farming and mentioned two properties, Skarship on Mitchell St. and the Hoffman Farm on Hunt Rd., which may be lost to development at some point. Ms. Stevens said that it would be good to have an inventory of active farmland and that there are all types of farming – some active, some have a few fields active and some which are overgrown, etc.

There was some discussion about organic farming on a smaller scale which may be able to fit into fields between other parcels, but Ms. Dufault said that we need more than just a piecemeal approach but an overall program. Then there was discussion about the creeping up of development from south of here and about the Chatham program to "Keep Chatham Farming". Some ideas floated were possibly additional tax relief to keep land in farming, and Mr. Paige said that in his hometown, part of each parcel being developed was required to be given to the town as open space.

Mr. Henward asked for a motion to adjourn. Mr. Barbato made the motion and Ms. Bowen seconded. All ayes. Mr. Henward declared the meeting closed at 9:11PM