



Hillsdale Planning Board Minutes October 12, 2015

Present: Vivian deGeorges, Secretary; Hank Henward, Chairman; Patti Rohrlich; Mark Barbato; Richard Freiman; Ellen Levy

Excused: Bud Gardner; Deborah Bowen

Also Present: Jeff Paige; Margaret Roach

Mr. Henward opened the meeting at 7:30PM.

Brian Marsh - Mowery & Marsh Architects representing John Wilson, Tory Hill Rd. Site Plan review. briankeithmarsh@gmail.com 917-488-9001 Dan Proper, engineer

Received: letter of representation; application; updated maps; check for \$680.02

Mr. Henward told Mr. Marsh that we've already determined by a balloon test that the site can't be seen from public roads, which makes you exempt from ridgeline restrictions. We're concerned about the septic system, where the leach field is being located. Please explain the clearing needed for that as well as the driveway situation. Mr. Marsh showed the plans which show the septic system in detail.

Mr. Marsh said that they have a letter from the neighbor approving a lot line adjustment because the driveway currently crosses the lot line between the parcels. He said they also didn't want to dump water on the property so they've shifted the driveway up a little to create a retention pond at the lowest point. This will also allow vegetation for more privacy but they will still need a lot line adjustment even though they've moved the driveway a little further away from the line. He described the driveway as about 900' long and with two turnaround spots.

Mr. Henward said that in order to do turnarounds at the garage you need reinforced turf. Mr. Marsh said, yes, we have the reinforced turnaround which can be plowed, can grow grass, is permeable and will drain. It's called Geocell Grass Pave Product, plastic cups bound together by a net. Gravel goes in the cups and topsoil around them so that it can diffuse the weight of a firetruck but can also grow grass and not get muddy.

Mr. Barbato asked how large this turnaround area is, and Mr. Marsh said there is a 60'X60' area with this product. Mr. Henward added that there's a limited amount of water up there for firefighting. There was a dry hydrant in a pond at the top of Tory Hill but it's either been removed or plugged up so the applicant went to the resident's association to redo the hydrant but they declined. We don't have any

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jurisdiction on this for the water part, and we can approve this and point out to the building inspector that this is a concern and that it's recommended by the State and others that this house have sprinklers.

Mr. Marsh said that this is probably going to become a national requirement either in 2015 or 2016 so we'll be putting them in anyway. Mr. Henward said that the sprinklers are for fire safety for the occupants, not necessarily to put the fire out.

Mr. Marsh said that the hydrant apparently never held water and the pond was dry so they plugged the hydrant to keep it from leaking but it's usually dry in the summer anyway.

Discussion about insurance for the owner on a house with this problem.

Mr. Henward then asked if they were able to save the tree near the turnaround and Mr. Marsh said that they were. He then described the windows, with a 12 or 13 reflectivity number and further said that it's triple glazed and that's the lowest reflectivity that triple glazed windows come in.

Mr. Henward asked if there were any further questions. There were none and he asked for a motion to approve.

Mr. Freiman made the motion to approve this site plan review with a note to the Building Inspector about the issue of fire suppression. Mr. Barbato seconded the motion and the vote was all ayes.

Mr. Henward stamped and signed the maps.

Chris Chi and Paul Warren, owners; 155 White Hill Lane site plan review Tax ID 127.-1-15.1 In the Ridgeline

Received: updated planting plan; photographs of trees planted

Mr. Chi showed new planting plans showing the additional trees, which are tall and have large root balls, which have already been planted. Mr. Henward asked what they did with the color of the stucco, and Mr. Chi said that it's the darkest ochre that one can find. Mr. Warren, we understood your recommendation to restore the site and in order to do the landscaping, it was necessary to get the cedar and stucco installed before the planting or it would have destroyed the planting by trying to install it later.

Mr. Henward asked if everything in the front is planted and Ms. Roach said that it's phase 1 of the planting, till the construction vehicles have finished going in there. Mr. Warren reminded the Board that he and Mr. Chi had said it would be necessary to live there for a while to determine what's needed so this planting plan is just the start and we will be planting more. Also, we're putting in white pines to block the stucco part.

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Discussion about the staining not being done yet and when it's done it will be less visible. Mr. Henward said that he'd like to take photos when it's fully stained so let us know when it's done. We did express that with the colors you chose it would be more visible so we're living with that situation and we'll see what else needs to be done after the staining is complete.

Mr. Warren asked that the Board not go up there unless they get in touch with him or Mr. Chi as it's now seeded and we want it not to be walked on.

Ms. Rohrlich explained how the process works - the colors should have been approved first and now the house is the color it is and you're looking at how to cover it. Let us know when the staining is complete and the plantings are in and we can take pictures.

Mr. Henward then gave an update on the Colquhoun driveway: I was up there with Nick Demos and Richard Briggs. They can't put a driveway of 700' in there with the 18% slope. They're going to try to do cutting and filling on other parts but I don't think they'll be able to do it. Discussion about the area.

Mr. Henward asked for a motion to adjourn.

Ms. Rohrlich made the motion to adjourn, Ms. Levy seconded it and the vote was all ayes.

Mr. Henward adjourned the meeting at 8:35PM.

The next Planning Board meeting will be Monday, November 9.