



## Hillsdale Planning Board Minutes January 11, 2016

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

**Excused:** Bud Gardner

**Also Present:** Jeff Paige; Gretchen Stevens; Ruth Dufault; Guy Winig

Mr. Henward opened the meeting at 7:27PM.

- 1. Stephen Green, Architect, representing Mr. & Mrs. Mayer 37 Meadow Lane site plan review for new home; also present Chuck Schnell, Landscape Architect; Evan Hardcastle, Builder; Glenn Goble, Architect**

*Received packet of maps and drawings*

Mr. Green did a quick run-through of the house plan which hasn't changed much except for angling the garage. Mr. Goble described the house plans pointing out that Mr. Green lowered the slope of the roof so it's even less visible and reflective. The house has been pushed up the slope and is 8' higher than the existing house. Mr. Freiman asked how high it is now and Mr. Green said 32' 7" which is below the 35' limit. Mr. Goble showed two plans, one with the garage angled and one not, but they'd like both plans approved so they can do either one, depending on what the owners choose. The square footage of this plan is a little less than the original.

Mr. Schnell showed a Google map satellite photo of the house site. He described how the Mayers' existing house sits about 20' below Meadow Lane, so the 1100' Ridgeline starts below the house, putting the house in the Ridgeline district. He showed the meadow cleared below the house and described that there are 3 ponds in the area, one a community one, one owned by a neighbor, and another smaller one. The woodlands are mostly 60-80' oaks, cherry, birch, ash. Mr. Schell showed a schematic diagram showing the different types of trees and landscape (lawn, meadow, woodland, etc.). He then showed a schematic showing the slopes in different colors for different percentages. The slopes will affect which different plantings can be put in. He also described why they want to move the driveway, to get away from the slopes near where the current one is.

Mr. Schnell then showed a planting map. There are 7 white pines which need to come down regardless of which site plan they use. They're in very poor shape and pose a danger to the house and people

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outside the house. An additional 4 pines will be affected by the driveway being moved and for the solar panels to get the light they need. Some other trees need fencing for protection and some need cabling. He described the legend showing different types of treatment which are being recommended by the arborist.

Next came photos showing the visibility of the house from various roads. Discussion over the photos. He then showed a more detailed drawing of the way the new driveway will swing around the existing plantings towards the garage.

Mr. Green said that they have to put in a larger septic tank because it is becoming a 4-bedroom house. Ms. Levy asked if the old driveway will need to be planted. Mr. Schnell said they would try to reclaim it - it's oil and stone - and there's more paved area now than there will be, probably reducing it by 40%, as well as reducing the slope of the driveway.

Ms. Bowen asked what types of things are you planning to plant between the house and Meadow Lane? Mr. Schnell said they haven't gotten to that point of detail but plan to use as many native plants as possible.

Mr. Henward asked the CAC what they thought of the plan and Ms. Dufault said they are all in favor of native plants. Mr. Henward said running down the eastern side, we need more detailed plans showing finished grades as opposed to current grades.

Ms. Stevens said that the house has a very large view shed to the southwest and is visible from many places, if not roads, which is why the CAC recommended plantings in the view shed on the southwest side of the house.

Mr. Henward - I don't know if you've spoken to your clients about this yet, but we'd like you to come back to us with that planting plan plus more detailed grading cross-section drawings, colors and materials and a lighting plan. Also Crawford has to finalize the new septic plan and you'll need the DOH letter approving the septic and showing the hot tub if you want it approved. We need to see any disturbance at all to the site, protection to the trees that are being impacted and also no-cut areas. This is a two-step permitting process, the first permit for clearing, grading, excavating. Once that's done and approved, then the construction can begin.

Mr. Green - our clients are going above and beyond the regulations in making sure the house is using materials that are not limited-source trees, etc. and planting and retaining plants as much as possible.

Ms. Rohrlich asked the Board if they have any problem with either plan? No one had any objections.

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**2. John Wilson, Tory Hill Rd. Tax ID 135.-2-55 & 56 Lot line adjustment Dan Russell, representing.**

*Received: application; deed; letter of representation; maps; \$165 fee*

Mr. Russell showed the map of the parcels and the line which needs adjusting. Parcel A goes to lot 34 and parcel B goes to lot 35. They are small narrow triangles of land and the adjustment is to clear up where the driveway goes as it currently encroaches on lot 34.

***Mr. Henward asked for a motion to approve this lot line adjustment. Mr. Barbato made the motion, Ms. Rohrlich seconded, and the vote was all ayes. Mr. Henward stamped and signed the maps.***

Mr. Henward asked for a motion to adjourn. Mr. Freiman made the motion, Mr. Henward seconded it, and the meeting was adjourned at 8:40PM.

*The next Planning Board meeting will be on Monday, February 8.*