



## Hillsdale Planning Board Minutes June 13, 2016

**Present:** Hank Henward, Chairman, Ellen Levy, Bud Gardner, Patti Rohrlich, Deborah Bowen and Richard Freiman.  
Mark Barbato was excused.

Veronique Fabio, Secretary, was present to record the minutes.

**Also Present:** Gretchen Stevens; CAC and Jeff Paige a resident.

Mr. Henward opened the meeting at 7:30 PM

### **Approval of the minutes from the May 9<sup>th</sup> meeting:**

Planning Board members did not approve the minutes. The name of the colors of the outside finish and the roof for Warren/Chi ,155 White Hill lane, Tax Map #127.1-15.1 was not mentioned and will have to be added to the minutes. After correction an approval by email from the members would be acceptable.

*H. Henward made the motion not to approve the May minutes until corrected, Ellen Levy seconded, all members agreed.*

### **Grosshandler, 288 White Hill Lane, Mayer, Tax Map # 127.-01-18 &127.-01-17**

Mr. Henward spoke about the balloon test, and its results. Some Planning Board members were present at the site for the test; they could not see the balloons. Residents on the Massachusetts side could not see the balloons either and were wondering if the test had even taken place.

Andrew McDonnell noted the height of the house, 31' on the downhill side and 29' on the front. He presented color samples of the outside finish that was chosen "Black forest green" for the siding and "charcoal grey" for the metallic roofing. 6 copies of the site plans will be dropped off. No firm decision has been made yet on the windows, however a casement style either Pella or Marvin with a reflectiveness of 11% is planned.

H. Henward asked if there was a landscaping plan or a planting plan.

Stephen Green indicated that there was no landscaping plan at the moment and that clearing was not necessary.

Andrew McDonnell noted that Mr. Grosshandler would like to have some leeway on the siding color, he may want to go a little darker than the color proposed.

Planning Board members informed the applicant that a darker color was fine.

*H. Henward asked for a motion to approve this site plan. The motion was made by Rich Freiman subject to receiving the 6 copies of the site plan and confirmation of the final choice for the windows. The colors for the siding and the roof as presented are also part of the approval. The motion was seconded by Bud Gardner. The vote was all ayes.*

H. Henward asked if blasting the ledge rock on the south-west corner was needed and what will be done with the rocks?

Andrew McDonnell responded that excavation only was planned and they will use the material for the driveway.

**Vijoba Realty Gellert**, Whippoorwill Rd, Tax map # 137-1-37.112 and

137.-1-37.110, lot line adjustment.

Mr. Phillip Gellert and his wife Joan were present, they want to take 4 acres of parcel 136.-1-37.110 and add it to parcel 137-1-37.112 to create a 10-acre lot. They plan on selling the 10-acre parcel to someone who is looking to raise trees

on the land and sell them from there as well. The land will remain agricultural. The rest of the other parcel is presently leased to grow corn; crop is rotated every four years with soy for soil rejuvenation.

Ellen Levy asked if there were anything in the deed that could be added to restrict the use of the new created lot?

H. Henward reminded everyone that this is just a lot line adjustment nothing more.

Mr. Gellert clarified that the 6-acre lot is a buildable lot.

Patti Rohrlich asked if the trees will be sold from the location?

Mr. Gellert responded that it is the intention of the future owner to do so.

H. Henward suggested that the approval should be subject to the new lot remaining used for agricultural purposes only.

A discussion followed and it was determined that the previously acquired approvals could not be amended, the 6-acre lot is a buildable lot and will remain the same. The new created lot will be 10 acres and buildable.

Rich Freiman suggested that the plan should show the driveway cut, the well and the septic system location approval.

H. Henward agreed and Mr. Gellert said he will drop off a set of new plans showing the details and the new lot line.

*H. Henward asked for a motion, Patti Rohrlich made the motion to approve the lot line adjustment to create a 10-acre lot, the previous 6-acre lot was approved as a building lot. Bud Gardner seconded. The vote was all ayes.*

## Internal business:

On the **Colquhoun** application located at 610 Mitchell Street, H. Henward noted that he had a conversation with Prendergast Engineering and they are confident that the grade of the driveway slope can be reduced to 14%. H. Henward said that the lawyers and engineers were trying to find a solution to the problem.

Gretchen Stevens; Conservation Advisory Council wanted to say a few words.

The CAC is applying for funding for preparation of a natural resources inventory for Hillsdale.

She would like to add to the grant application a letter of support from the Planning Board. She explained that the inventory will include a series of maps illustrating features such as topography, geology, significant biodiversity areas as well as "Important Areas" for rare plants, animals and protected lands throughout the town. The document is meant to be a tool for Planning Board, town agencies and home owners.

Patti Rorhlich noted that it was good to have all resources listed but wondered if there could be a legal way to enforce restrictions.

Gretchen responded that local laws can be adopted when reviewing a project but only recommendations can be offered at this point.

Ellen Levy suggested that it could be used when the planning board deals with environmental impact statements.

H. Henward asked Gretchen how the town of Ancram uses the information?

Gretchen could not give details about it but noted that the Natural Resources Inventory was available on the town of Ancram's website.

*H. Henward asked for a motion to support the CAC in the grant application process, Rich Freiman made the motion, Ellen Levy amended the motion to*

*strongly support the CAC in the process, Bud Gardner seconded. The vote was all ayes.*

Ellen Levy asked if the applicants Warren/ Chi followed Gretchen Stevens's recommendations on the landscaping?

H.Henward indicated that Mr. Morh of 192 White Hill Lane had said that he will not do any clearing on his land at this time.

*The Meeting was adjourned on a motion from Richard Freiman, seconded by Bud Gardner at 8:40.*

**Next meeting July 11, 2016**

Respectfully submitted

Veronique Fabio