



Hillsdale Planning Board Minutes December 12, 2016

Present: Chairman Hank Henward, Ellen Levy, Deborah Bowen, Patti Rohrlich and Mark Barbato.

Bud Gardner and Richard Freiman were excused.

Secretary Veronique Fabio was present to record the minutes.

Also Present: Jeff Paige.

Hank Henward opened the meeting at 7:30 and noted that there were two items on the agenda for this evening.

He noted that the minutes for September and November will be finished on Friday.

1) Tax Map 117.-1-51 & 52. 206 Rte. 71, Peter Breyer

Amendment to minor subdivision previously acquired (1989)

Mr. and Mrs. Breyer owners of the property were present, as well as Frederick Haley Engineer.

Mr. Breyer presented the deed for the property he bought in 1987. In 1989, the property was subdivided in three lots respectively 29, 29 and 2 acres. Now the Breyers want to sell their house built on the 2 acre lot and adjust the 1989 line to increase the acreage from 2 to 4.

Mr. Haley is looking for advice from the Planning Board regarding the allowable road frontage. Would 300feet per driveway created be permitted on a State Road and can this proposal be treated as a lot line adjustment instead of a minor subdivision? Mr. Haley also was wondering if the board would accept a shared driveway serving 2 different lots?

~ Hank Henward responded that one driveway can be shared by up to 4 lots.

~ Mr. Haley wants to adjust the existing plan to 3 lots; making the lot with the house larger and more attractive to potential buyers. The remaining two other lots don't have to be buildable.

~ Patti Rohrlich said that the lot line could be adjusted taking in consideration the Department of Transportation regulations.

~ Jeff Paige noticed that one lot would be completely land locked with no road frontage.

~ Mr. Haley will work on the plans according to the Planning Board's recommendations and present them in January.

1) Tax Map 126.-2-20. Mitchell Street, Colquhoun. **Site plan review.**

Mr. & Mrs. Colquhoun were present as well as Pat Prendergast Engineer. Lisa Colquhoun asked that the bills from Doug Clack Engineering be sent to her.

~ Pat Prendergast presented the revised plans for the driveway from the November meeting with, among other details; A house site on lot 3, fire trucks pull outs every 500feet, a drainage report, the long form EAF. Also, the new plans are showing a 6foot box covered culvert over the stream as requested by the CAC.

Conversation will be continued with regard to grade, environmental impact, and the nature of the soil (rocks or earth) that will be found when excavating.

~ Hank Henward indicated that the board members will review the EAF prior to the public hearing that will take place on January 9 at 7PM.

The meeting was adjourned at 8:30pm

Next meeting January 9, 2017

Respectfully submitted
Veronique Fabio