

**Hillsdale Planning Board
Minutes**

June 11, 2007

Present: Hank Henward, Scott Cooper (Vice Chariman), Rich Freiman, Ellen Levy, Ron Morales, Patti Rohrllich.

Absent: Bud Gardner

Meeting called to order 7:34 PM by Chairman Hank Henward

Public Hearing – Joseph Haley– Route 21, 105.-01-04.1, subdivision of 27 acres into two parcels. Applicant Joe Haley, Surveyor Carl Matuzek present.

Hank stated that there was a relatively last minute issue with the driveway, the Fire Chief (Austerlitz) and the Highway Superintendent had to get together to review the steep gradients. Carl had spoken to the Highway Superintendent in June and they had discussed the driveway and determined that part of it was too steep and another part too narrow. Both these issues can be resolved.

Carl said there were covenants to be recorded with the maps and the maps had no cut zones drawn and noted on them. There was a discussion about the possibility of a larger septic if a guest house, outside the building envelope was proposed, the owners of the property would have to come before the board for a site plan review and approval.

Tree removal, because of the new driveway construction, would be kept to a minimum.

A motion to approve the subdivision subject to recommendations set forth by the Fire Chief and the Highway Superintendent, was made by Rich, seconded by Ron.

This motion was:

Adopted – Ayes 6, Nays 0

Received a check in the amount of \$300.00 for the final plat Recreation fee.

Information – Daryl Hudack – Taconic Creek Road, 124. -01-16, subdivision of 9.6 acres, 2 lots divided by a road. Applicant Daryl Hudack present.

Daryl stated that he wanted to subdivide the property into two parcels, a small parcel with the original 1780 house on one side of Taconic Creek Road and a second parcel on the opposite side where he would like to build a new house and possibly a pond. The property is in the process of being surveyed with the wetlands designated. The plan is to build a barn like structure on the larger parcel. Patti suggested that Daryl investigate the surrounding property house sites in the Peabody conservancy records. The Planning Board suggested that Daryl add acreage to the smaller parcel by deed restricting a portion of land on the larger parcel as 'Forever Wild'; to check on the availability of land for purchase behind the smaller proposed lot; to add acreage from the larger proposed parcel across the road to the smaller parcel to bring it into compliance with the 3 acre zoning requirement. There is a stream and a wetland area within the larger proposed parcel.

Hank suggested that the CAC review the site and the location of the stream and wetlands. Daryl will contact the PB when he will be ready to attend another meeting.

Information – Lee Armstrong & Curtiss Butler – Harlemlville Road, 114. -00-01-16.100, subdivision of 11 acres into 2 lots. Present, Applicant Lee Armstrong.

Lee presented a detailed sketch map and explained that the area was primarily wooded with a clearing down the Hillside. She plans to have the property surveyed, to conduct a perk test and talk to the Highway Superintendent and the Fire Chief about the driveway.

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Hank requested that the survey map show the topography, the proposed building site and vegetation. Lee said there were large Maple trees on the property that she would like to keep. Lee will contact the PB when she will be ready to attend another meeting.

Site Plan Review – Anthony Meola – Lot 1 White Hill. New / revised driveway access. Contractor Don Hill, Architect Dennis Wedlick present.

Hank reviewed the history of the site on White Hill and talked about the discrepancies between the previously approved and stamped maps and the wording in the recorded covenants.

A shared driveway was an option. The Fire Department needs a turn around. There was general discussion about screening materials, the design and setting of the house. During construction the owners would be using the original driveway to protect the trees bordering on the new driveway.

A motion to approve restamping the site plan with the revised driveway location was made by Patti, seconded by Ellen.

This motion was:

Adopted – Ayes 6, Nays 0

Information – William Powers– Pumpkin Hill Road, 135.-0-3.120, subdivision of 16.96 acres. Applicant William Powers and Co Owner Mark Lane present.

William stated that the lot was made up of fields and wooded areas, there was a house built in 1990.

It was suggested that they obtain a copy of the Comprehensive Plan book and have the lot surveyed and mapped with the driveway and building envelope indicated.

William will contact the PB when he will be ready to attend another meeting.

The minutes from the May meeting were approved.

Meeting Adjourned at 9:48 pm.