

Town of Northumberland Planning Board
Workshop Minutes
Subject to correction by the Planning Board
Monday, September 12, 2016 7:00 pm
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Present: Susan Martindale, Lisa Black, Holly Rippon-Butler, Chad Reinemann, Melanie Eggleston, Jeff King, James Heber, Vice Chairperson and Wayne Durr, Chairperson

Absent: Brit Basinger

Town Employees Present: Richard Colozza, Code Enforcement Officer and Tia Kilburn, Clerk

Wayne Durr, Chairperson, opened the workshop at 7:04 PM.
All in attendance stood and recited the Pledge of Allegiance

Mr. Durr stated the public hearing for the proposed Dollar General project remained open and asked if there has been any new or additional comments received from the public, none was noted. Danielle Warner asked if she could read something from the Town's Comprehensive Land Use Plan, Mr. Durr said yes. She stated page 37 of the Town of Northumberland's Comprehensive plan reads to "Provide for the limited development of modest commercial areas with in the town sufficient to meet the needs of residents, Continue neighborhood-scale (such as small businesses and stores)." then she added "if we are continuing neighborhood scale and comparing small businesses & stores the Post Office and Highway Garage are neither of these". Mr. Durr thanked her for her comments and asked if there were any other comments, none were noted.

Mr. Heber made a motion to close the public hearing,
Mr. Reinemann 2nd the motion,
All in attendance unanimously agreed, public hearing closed.

Mr. Durr then stated they would move on to New Business, he added they will schedule a workshop before the next monthly meeting, it will be like the one they held prior to the Public Hearing and there will be no interaction with the public at that meeting, he said the public is invited to attend the meeting and listen to the Board's discussion. He then said they will have to re-schedule the regular monthly meeting due to the Columbus Day Holiday on the 10th. They will both be published.

Application #0008-16, Anthony Martino, Site Plan(s) / Special Use Permit(s) for the construction of 2 duplex dwellings on 2 separate parcels. Mr. Martino stated he recently purchased the parcels and they are zoned for light commercial. He explained the parcels are part of an approved subdivision from 1989 and he referenced the map labeled 1989 Survey map, Minor Subdivision, the taxes have all been paid and the zoning has been changed since the subdivision. Mr. Martino then stated a perk test has been performed and the results are the same as the original test results, the maps were filed with the County and he then asked if this project could now be "grandfathered" so he may continue without any need for additional review. Ms. Martindale asked when he purchased the parcels, Mr. Martino responded about two months ago, and he added it was re-zoned from R-1 to Commercial / Residential after the subdivision. Mr. Durr asked if it was the location on Route 50 and Putnam Road where the trees have been cleared, Mr. Reinemann reiterated it is an approved subdivision and he now wanted to construct duplexes, Mr. Martino answered yes, that is the location, the sub division was approved in 1989 and yes he wants to put the duplexes there as rentals. Mr. Colozza interjected it is a site plan for a special permitted use of the duplexes. Mr. Heber asked if they are allowed, Mr. Colozza responded yes by special use permit. Mr. Reinemann asked about the septic placement, Mr. Hastings, Engineer for this project said he designed the septic(s) and the placement of them because Mr. Martino owned both parcels, they will create an easement in the future in case of the sale of one or both parcels. Mr. Reinemann said even with an easement there is no room for 10' setback. Mr. Heber asked why it was designed this way, it would fit. Mr. Martino stated he wanted to leave the tree / shrub buffer along Route 50, Mr. Heber stated he was concerned if there is a problem down the road with the septic, he suggested they do a lot line adjustment to fit it without an easement. Mr. Reinemann agreed he was concerned. Mr. Heber

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stated they could shuffle it around and move the driveway a little to fix it without an easement. Discussion ensued on the location of the septic systems. Mr. Durr asked if the applicant and his engineer could come back with a new map with a better location for the septic systems. Ms. Martindale asked if culverts were needed for the driveways, Mr. Colozza responded the State and the Town are both ok with the driveways, Mr. Martino stated he is conforming to the Town's driveway design requirements. Discussion ensued on the septic system locations and the driveway design. Mr. Reinemann asked if a shared well and / or septic were a problem, Mr. Colozza responded no. Mr. Reinemann then asked if the trash receptacles had to be screened, Mr. Colozza said there is nothing in the Town's code for trash receptacles but they are required by the Property Maintenance Code they have to supply the receptacles. Mr. Heber asked if there were going to be garages, Mr. Martino said yes and Mr. Hastings indicated they would be on each end of the duplex's, Ms. Eggleston asked about a turnaround for the fire trucks, Mr. Colozza said they do not need a turn around until they reach 300' for the driveway. Mr. Reinemann stated they need all the neighbors identified on the map. Discussion ensued on the next meeting and Mr. Durr stated they will publish a notice for a special work shop meeting on the 26th of this month and asked Mr. Hastings if he could have a new map, Mr. Hastings answered yes. Mr. Martino asked if he could put in the wells in the meantime, Mr. Durr said no, Mr. Colozza will need to look at the septic locations in association with them, Mr. Heber added they need to investigate the neighbors septic systems.

Mr. Durr asked if there were any other questions or comments, none were noted.

Application #0009-16, Stacey Greb, 2 lot Subdivision

Ms. Greb stated the application is for a proposed subdivision of 3 acres out of 24.69 acres, she stated they are not changing anything, there is an existing house and well and septic. Mr. King asked if there were any other structures on the large parcel, Ms. Greb said no, Ms. Martindale asked if she houses animals in the barn, Ms. Greb said no she only has dogs and they are in the house. Mr. Reinemann asked if she had 200' road frontage and a survey. Mr. Heber stated the survey will have to show the entire parcel and what is being cut out, Mr. King added they need to show the location of the well and septic and make sure all setbacks are met. Mr. Durr agreed that was all she needed.

Discussion ensued on scheduling a work shop meeting before the next monthly meeting. , it was determined the workshop meeting will be held September 26th, at 7 pm and the next montly meeting will be scheduled for October 24th, at 7 pm due to the Columbus Day Holiday.

Discussion ensued on the signs for the proposed Dollar General the general consensus was a sign attached to the building with down lighting would look better. Mr. Colozza stated everything needs to be on the site plan, Ms. Rippon-Butler asked if they need a sprinkler system - additional discussion, Mr. Colozza responded no sprinklers are not required but that will be looked at - at the time of issuing the building permit, they have to take into consideration the type of inventory if it is combustible.

Ms. Rippon-Butler asked if they have discussion and vote at the workshop, Mr. Durr stated they will have discussion at the workshop on the 26th and then possibly vote at the regular monthly meeting in October. He reminded the Board; Mr. Ward, Town Counsel stated they need to be prepared to articulate why they voted the way they did, yes or no.

Mr. Heber made a motion to approve the July meeting minutes with corrections as followed;

Page 2, 1st paragraph, line 11 should read as; Mr. Craig Warner, stated he was from the Town of Northumberland Malta and said he has taken our ordinances, our Zoning Code and delivered it to their Planners, they have a fulltime planning department he continued "their response was and I quote to get into the records, There is no way that any franchise can be located on that street according to your written law and ordinances," he then added he has consulted with their legal department and they agree with him. He stated he outlined every specific thing, they looked at our ordinances, our articles and our Comprehensive Plan, he said our Comp Plan hasn't been updated since 2003 and it needs to be every 10

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years. "That's what our lawyers say, that's what our Planners say."

Also change page 2, 1st paragraph, line 20;

Mr. Warner responded Article 7, "Guidelines", he stated his Planner found it when he went into other stuff.

Mr. Reinemann 2nd the motion.

Mr. Heber made a motion to adjourn the monthly meeting at 8:04 PM.

Mr. King 2nd the motion,

All in attendance unanimously agreed.

FUTURE MEETINGS:

Workshop Meeting September 26, 2016, 7 pm

Regular Monthly Meeting for October Changed to October 24, 2016, 7 pm due to the Columbus Day Holiday.

Respectfully Submitted,

Tia Kilburn, Planning Board Clerk