

PUTNAM PLANNING BOARD

MARCH 11, 2020

The Putnam Planning Board met on March 11th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Wayne Busby, Richard Malaney, Jodi Frasier and Allen Moore. Jim Hock was absent. Frank Emmi, Kim Seerup, Cee McKenzie, Chris Navitsky, John Hurson, Town Supervisor Darrell Wilson and Larry Shiell were also present as guests.

Resolution #6 – A motion was made by Wayne Busby to approve the February’s minutes. Seconded by Richard Malaney and passed unanimously.

Frank Emmi – Site Plan application to construct a 1500 sq. ft. single family dwelling at 6003 Donat Tpk. The APA has determined the project non-jurisdictional. He submitted an engineered septic plan, a topo map, and a stormwater plan, but will need LGPC approval. All neighbors have been notified and the \$25 fee was paid.

Resolution #7 – A motion was made by Allen Moore to hold a Public Hearing April 8th on the Frank Emmi project. Seconded by Wayne Busby and passed unanimously.

John Hurson – Frank Emmi is the contractor building the house. The house sits on a cliff and is a difficult site. Parker Well Drilling visited the site and the well will need to be relocated. Engineer Tom Jarrett prepared a new site plan showing the proposed well location. There is no room for the equipment at the previously submitted approved location. The new location is now located on the west side of the property and is approximately 30’ from the property line. It will only be 8’ from the road and 10’ from the septic line. He submitted a variance request in writing for this location. Zelanis is the neighbor. A letter from Norfolk Law, Zelanis’s attorney, was read aloud at the meeting. They are opposing the new well location. Letter is in the file. Galen stated that it is the landowner’s responsibility for the new location of the well if anything were to happen.

Resolution #8 – A motion was made by Richard Malaney to approve the variance from John Hurson to relocate the well as designed on the new site plan map from Tom Jarrett. Seconded by Allen Moore and passed unanimously.

Verizon – They asked Galen if they needed a permit for improvements to be made to the site on Peterson Road. No increase in footprint. He told them no permit was needed for what they described is going to be done.

Glenburnie Club – Galen got a call regarding a plan to upgrade the tennis courts. They wanted to know if permits were needed. The board would like to see their plan.

Resolution #9 – A motion was made by Wayne Busby to send the Glenburnie Club a letter asking them to present their plan for the tennis court work to the Planning board. Seconded by Robert Rudt and passed unanimously.

Glenburnie Estates LLC – They have sold the rights to U-shaped docks to Pallis & Szapucki. They recently got a permit from the LGPC to upgrade the docks. The Planning Board is questioning whether this is legal and they have many concerns ex: parking, garbage disposal, sanitary services etc.... There is a contractual agreement to use the docks without owning the property they are hooked to. There are multiple sites in Glenburnie that this can continue to happen. Chris Navitsky stated this sounds like a Class A Marina.

Resolution #10 – A motion was made by Robert Rudt to send a letter to the LGPC asking if the Glenburnie Estates LLC contractual agreement with Pallis & Szapucki for use of the u-shaped docks falls under the requirements of a Class A Marina. Seconded by Wayne Busby and passed unanimously.

Peggy Ives – Galen signed the APA Local Government Notice Form. We have not heard to date the status of their APA permit.

Galen signed a LRCC1 for the Oliver property in Gull Bay for a porch that falls under our review requirements. Galen also signed a LRCC2 for Diane Grangers garage/shed that we had previously approved.

Audience Comments

Sarge Condit had asked if he needed to come to the Planning Board for review of a project he is constructing for the Stewarts property on the northern end of Glenburnie. He will be replacing walkway to the lake with blue stone and adding a sitting area with a fire pit location and hot tub. Sarge will add proper drainage and pitch to the area. The disturbed area should be less then 450 sq. ft. The Stewarts own a double lot with a large lawn. Galen recused himself from this discussion.

Bob Rudt made a motion that the Stewarts project doesn't require Site Plan Review. No seconded – motion dead.

Resolution #11 – A motion was made by Wayne Busby that the Stewart project will need LGPC approval and a plan presented to the Planning Board. Seconded by Richard Malaney and passed unanimously. Galen recused himself.

Cory Granger – Cory submitted a plan asking if he needed approval to raise the roof on his property 123 Hutton Square Road. The footprint will remain the same. The board determined no review is required and Galen signed his LRCC1. Jodi Frasier recused herself.

Resolution #12– A motion was made by Richard Malaney to adjourn this month's meeting. Seconded by Jodi Frasier and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

Next Planning Board Meeting April 8, 2020

Minutes subject to approval