

PUTNAM PLANNING BOARD

July 11, 2018

The Putnam Planning Board met on July 11th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Jim Hock, Wayne Busby, Allen Moore and Richard Beebe. Richard Malaney was absent. Cee McKenzie, Kim Seerup, Darrell Wilson, John Isaacs, Bert Windle, Marta Kolman and Tim Johnson, Mr & Mrs Joseph Zelanis, Jeff Anthony, David Manchester, Tom Jenkin, Anthony DeFranco, Cindy & Stephen Hughes, Peter Leyh, and Joseph Vilardo were also present as guests.

PUBLIC HEARING – TIM JOHNSON

*Tim explained the proposal to construct a single family dwelling less than 1500 sq. ft. on 6512 Royal Anchorage. The LGPC and the APA have approved the project. This is a tight lot with 2 paved access roads. There is a road in question that currently goes through his lot. He would like to abandon this road. The board and neighbors question whether this road should be abandoned due to emergency access. The fire chief has visited the property. He has given a written letter stating the fire department will not take a position on the abandonment of the road due to liability. Although the access is difficult, he stated they will do their best to access all properties in Royal Anchorage. Marta Kolman provided a letter from the association stating the association community roads are paved and this road is not. She claims the gravel road in question was not on a survey map generated by licensed land surveyor Dennis Dickenson. The letter states this is a private road. This letter was generated by a few association members not during a full association meeting. The Planning Board is questioning whether **all** association members are fully aware of the abandonment of the road. A full meeting should take place with a resolution and vote to abandon the road in question. The APA stated they have a map generated in 2003 that shows the road. They are currently unclear whether this is a community association road or a private road. The APA is still trying to clarify. There will be no blasting done on this lot. Direct neighbors Mr. & Mrs. Joseph Delanis oppose the abandonment of the road. They state this road has been used many times by emergency vehicles and neighbors. The road is maintained and plowed annually. They state the plot plan is sized inaccurate. They are concerned about renters due to it being very close to their property. They would like the proposed carport entrance turned so the entrance is from the existing road without blocking it. Burt Windle has used the road since 1989 and he says it has closed or blocked only within the last few months. Marta said the previous owner had a boat and trailer blocking the road for 2 years prior to Tim purchasing the property. Burt supports the fire department and this road would be beneficial for emergency vehicles. He also mentioned that Marta Kolman being Association President should be a conflict of interest in this project. Cindy Hughes asked if the deed has an easement. Marta said there is no easement in the deed. Stephen Hughes stated a private road should have an 80' turnaround. Joseph Vilardo stated a turn around is mandatory and to building code. Public Hearing closed 7:43.*

Resolution #42 – A motion was made by Robert Rudt to approve June's minutes. Seconded by Jim Hock and passed unanimously.

Tim Johnson – The board would like to see the Royal Anchorage Association position on the abandonment of the private road in question. We would like to hear what the APA finds out from their lawyer re: the road.

Gerald Jannicelli – Jeff Anthony the stormwater designer went over the stormwater plan in depth. All impervious areas are included in the plan. The APA has approved this project. The LGPC sent a tentative approval pending Putnam Planning Board approval.

Resolution #43 – A motion was made by Robert Rudt to approve the Jannicelli project. Seconded by Wayne Busby and passed. Galen opposed.

Don & Theresa Devlin – Anthony DeFranco & Joe Vilaro are representatives in a proposal for an 1100 sq. ft. 2 story home located on 2520 Indian Point Way. \$25 fee was received. A planting plan was submitted for the site. The stormwater management plan was reviewed in detail. The driveway will be a grass reinforced turf surface. The APA determined the project non-jurisdictional. The LGPC gave tentative approval pending the Putnam Planning Boards approval. We will need a copy of the deed. Detailed plans of the blasting that will take place were submitted. The blasted material will be disposed of off site. The neighbors will be notified of the blasting prior to work commencing. All neighbors were notified of the project by the board clerk. The board would like to see the visual impact.

Resolution #44 – A motion was made by Robert Rudt to accept the Devlin project and deem it a Type 1. Seconded by Jim Hock and passed. Allen Moore recused himself.

Resolution #45 – A motion was made by Robert Rudt to hold a Public Hearing August 8th for the Devlin project. Seconded by Wayne Busby and passed. Allen Moore recused himself.

Will Becchina – We received an email to request an extension till the next Planning Board meeting on his site plan proposal. He is still working on the questions from the LGPC.

Resolution #46 – A motion was made by Jim Hock to extend the proposal approval/disapproval of the Becchina project to August 8th meeting and notify the applicant that this will be the last extension. Seconded by Allen Moore and passed. Robert Rudt and Galen Seerup recused themselves.

Galen Signed the following LCCR1

Michael Kissel – extension & William Blood – below Planning Board threshold for a permit

Galen asked the board if they want him to sign the LCCR1s as they are brought to him or would the board like to review them. The board would like Galen to use his judgment and sign the LCCR1s as needed.

Resolution #41– A motion was made by Richard Beebe to adjourn this month's meeting. Seconded by Wayne Busby and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

*Next Planning Board Meeting August 8, 2018
Minutes subject to approval*