

PUTNAM PLANNING BOARD

MARCH 10, 2021

The Putnam Planning Board met on March 10th at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Wayne Busby, Jim Hock, Jodi Granger, Richard Malaney and Chris Edwards. Robert Rudt and was absent. Amy Jean Robbins, Richard Trudeau and Chris Navitsky were also present as guests.

Meeting opened at 7:00 pm.

Resolution #4 – A motion was made by Richard Malaney to approve the February minutes as mailed. Seconded by Wayne Busby and passed unanimously.

James & Kathleen Coffman – Richard Trudeau is the representative on a proposal to demolish an existing 3 bedroom home and garage; then replace with a new 3 bedroom home. The existing home was originally a 2 bedroom converted to a 3 bedroom. The septic was upgraded to accommodate the 3rd bedroom per Rich in approximately 1991. It's not clear if the leach field was changed at that time. The present septic system will be replaced with a Fusion NSF 40 system, ultraviolet treatment tank and pumpstation. Deep whole test pits were done. Rich met with Gary Treadway, Highway Superintendent, regarding the culvert under the road. Coffman's own property across the road as well. Is it possible to place the septic on the other side of the road? There is more room. The owners are currently not available to discuss this recommendation. Jim Hock visited the site and he feels it is a sensitive area and very close to the lake. Chris Navitsky had sent a letter of concerns. He was present and appreciated Rich's comments. He stated the Fusion septic system is a good system but not sure it is the best system for this project. This type of system does not treat phosphorous, which is not good for the lake. He also asked to line the back of the drainage wall with clay for the rain garden. The stormwater permit was submitted to the LGPC. No response to date. Rich mentioned if they did relocate the septic to the opposite side of the road the applicant had mentioned building a guest house there as well. This board would like to see the full project presented if that is the applicant's intent in the future, so that this project is not considered segmented. Galen asked Rich to show the whole piece of property on the site map including across the road.

Galen was given a draft of the Town of Putnam Solar Law. Town Supervisor is looking for our opinion. The draft was copied and distributed to members for their review.

Galen signed the following Information:

- LRCC1 Sid & Bonnie Barnhart for Margaret Oliver – replace roof
- LRCC1 Chris Edwards – rewire kitchen

Discussion of the **Advancement of Assembly Bill A.4074** was discussed. This bill expands the authority of the APA to oversee and implement conservation design requirements for subdivisions located within the APA.

Fernwood Way Subdivision – This is a subdivision off of the Peterson Road. Galen had a call from the town supervisor regarding the legality of the subdivision that was approved in 2006. There are claims this is an illegal subdivision due to the road not meeting town standards. A gentleman that wants to purchase a lot and is stating it must be a town road. Galen says it falls under 280A and is a private road. There is a cult sac at the end of the road for turnaround. If 3 residents that live on the road petition the Town to make it a town road; the town can if the road is up to town specifications. It is up to the developer or the residents to bring it up to town specs. Galen will get ahold of the town supervisor to clarify the legality of our subdivision approval.

Discussion was made regarding board members missing meetings. One board member has not been present for the past 6 meetings due to COVID. There are times we need a quorum to vote. Galen will discuss with town Supervisor on how to proceed.

Resolution #5– A motion was made by Wayne Busby to adjourn this month’s meeting. Seconded by Richard Malaney and passed unanimously.

Respectfully Submitted,

Paula Wilson
Planning Board Clerk

*Next Planning Board Meeting April 14, 2021 at the Putnam Town Hall
Minutes subject to approval*