

## Germantown Planning Board Minutes

February 23, 2017

Members in attendance: Chairman Steve Reynolds, Tim Otty, Peter Dedrick, Margaret della Cioppa, Keri Abela and George Sharpe. Town Attorney Tal Rappleyea is also in attendance.

Meeting is opened at 7:00 pm by Chairman Reynolds. Minutes are reviewed and on a motion by Margaret and seconded by Peter are accepted as written with all in favor and none opposed.

**Phelan-Subdivision:** Mr. Phelan has returned to the Board for a Public Hearing regarding the subdivision of his property located on Hover Avenue into 3 parcels. On a motion made by Tim and seconded by George with all in favor and none opposed the Public Hearing was opened. Chairman Reynolds asked for any public comment. Martin Overington asked if the maps and septic have been reviewed and suggested for maps to be displayed at future meetings for the public to view. The board responded maps are being reviewed at this meeting. No further comments are received and on a motion by Margaret and seconded by Keri with all in favor and none opposed the Public Hearing is closed. Maps are reviewed for completeness, amendment is made to application for the parcel acreage to match maps for all three parcels. Member Tim made a motion to accept amendment seconded by Keri with all in favor and none opposed. The Board reviewed Part II of the SEAF and declared no negative impacts. The board voted unanimously to approve this Minor Subdivision and maps were stamped.

**Jurnov-Special Use Permit:** Did not appear to this meeting.

**D'Souza-Site Plan Review:** Mr. and Mrs. D'Souza return to the Board for continued Site Plan Review. Mrs. D'Souza explained that she submitted a letter to the Board that she received from Floweld, stating that they are aware of her structures on their property, and asked if that is enough to allow her to keep the animal pens where they are. Member Tim stated he was in favor of the Floweld response letter and finds it encouraging for neighbors to settle agreements with one another. Chairman Reynolds questioned and clarified after review of letter with Member Margaret that if property was sold the pens were to be moved. Member Otty asked that this comment and letter are noted for the record.

Mrs. D'Souza continued by stating that in regards to the Metal Structure, painting is out of their budget, and Mr. D'Souza will present to the Board panels they intend to cover structure with and color choices for approval. They also stated that any planting of trees will take years to grow to cover any portion of the structure.

Regarding the Pond, Mrs. D'Souza stated she would like to keep the pond for use of watering plants and animal use. Attorney Rappleyea stated the Pond must meet site plan criteria due to its size as stated in the ZBA resolution. Member Tim stated he felt it has no impact as it is not retaining or releasing and used for irrigation, and has there been an evaluation. Chairman Reynolds stated he will submit letter to Town Engineer for counsel. Chairman Reynolds stated that the Fence is now in review with the ZBA for an Area Variance for height determination.

Chairman Reynolds reviewed with the Board that the DEIS for the Dollar General is detailed and needs to be thoroughly reviewed, and stated Primax has asked to be placed on the Agenda for March 30, 2017 meeting. The DEIS was received initially via email and this starts the review. The Board unanimously requests a Workshop with Planner Ted Fink for March 23, 2017 and Public Notice to be posted.

On a motion by Margaret seconded by Peter with all in favor and none opposed meeting is adjourned at 8:55 p.m.

Jami L. Del Pozzo- Planning and Zoning Secretary