

Germantown Planning Board Minutes

Thursday, October 26, 2017

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

Chairman Reynolds opened the meeting at 7:00 p.m. Minutes of August 31, 2017 meeting are reviewed, Notice of action and follow up letter for Westby, occupancy of accessory apartment is discussed, board is in agreement with minutes reflecting follow up to building department for code standards and member George asked that in the future all members get a copy of CEO Jay Trapp's letters for their records, on a motion by Margaret, seconded by George, with all in favor and none opposed minutes show one spelling error and are accepted with amended spelling. Minutes of September 28, 2017 meeting are reviewed and on a motion by Keri, seconded by Rao with all in favor and none opposed are accepted as written.

Board Review: Chairman Reynolds asked the board for comment on review/payment of bill for Ted Fink of Greenplan. Member George stated that he was thankful for attorney's method of billing and his review of statements submitted to board. Member Tim stated he would like a review of the Town's billing process, how we are billed and how the bills are reviewed. He continued to state that monthly updates should be given to the board, and felt that late submission of bills on current statements should be clarified and able to be questioned, in addition member Margaret questioned who is reviewing specifically the escrow account. Member Tim made a motion to pay submitted charges of Ted Fink, seconded by Margaret with all in favor and none opposed.

Attorney Rappleyea explained to the board the guidelines for email correspondence when asked if discussions between members through email is considered a meeting. It is stated that the board can email one another independently or as a group and exchange information and give ideas, but can NOT make any decisions and conduct no voting. A conference call and instant message can be considered and interpreted as an open meeting. He concluded by stating close attention should be noted when emails are forwarded or responded to by reviewing who is listed on as a recipient.

Weintraub: Site Plan Review-Ground Mounted Solar Array: Mr. Weintraub appeared before the board for site plan review for installation of a Ground Mounted Solar Array at his property on South Road, Germantown which is in a permitted zone. The board reviewed the Site Plan criteria and application for completeness and determined that there are no adverse environmental impacts and this review does not need Public Hearing. Margaret made a motion for the Board to be Lead Agency seconded by Steve with all in favor and none opposed. The board completed review of Part 2 SEAF, a motion for a Negative Declaration is made by George, seconded by Tim, with all in favor and none opposed. Notice of Action is completed by Chairman Reynolds, concluding that the applicant shall return to the Building Department.

D'Souza: Public Hearing: Ms. D'Souza returned before the board for a Public Hearing of her Site Plan Review of her property. Margaret made a motion to open the Public Hearing, seconded by Peter with all in favor and none opposed.

Chairman Reynolds asked the audience for any comments, Mr. Albino of Germantown asked if there were any changes from previous meetings, Chairman of the board responded that there have been no changes to date and that the board hopes to list their conditions and move to resolution.

Martin Overington of Germantown asked if the board would be accepting written comments regarding the property of Mrs. D'Souza and would like to submit his own written comments tonight. Town Attorney Rappleyea explained that this application and subject matter does not warrant that extent of review and the board determined to accept written comment from Mr. Overington and community members that he stated were afraid to speak out. Tim made a motion to close the Public Hearing, seconded by Keri with all in favor and none opposed. Member Margaret made a motion to be Lead Agency, seconded by Keri with all in favor and none opposed. The Board reviewed Part 2 of the SEAF, and determined there to be no adverse environmental impacts and Keri made a motion for a Negative Declaration seconded by Tim with all in favor and none opposed. Chairman Reynolds stated he would like to review conditions and Attorney Rappleyea responded that he will have an Attorney/Client conversation and prepare a Proposed Resolution for review and vote at November meeting, which will include the board's conditions.

Droege: Review of SEAF: The board reviewed Part 2 of the SEAF, for the reviewed application of Lot Line Adjustment presented in September. Margaret made a motion for the Board to be Lead Agency seconded by Peter with all in favor and none opposed. After complete review the board determined there to be no adverse impacts to the environment and on a motion by Margaret seconded by George determined a Negative Declaration with all in favor and none opposed.

The Board made a unanimous decision to conduct a combined meeting for November and December on November 30, 2017 at 7:00 p.m. at the Town Hall.

On a motion by Margaret and seconded by Peter with all in favor and none opposed this meeting is adjourned.

Jami L. DelPozzo- Secretary Planning and Zoning