

Minutes

February 13, 2018

**Present:** Joe Perella, Everett Marshall, Mark Smith, Jeanine Carr

**Absent:** Mark Sylvester

**Others present:** Ed Hanson (Zoning Administrative Officer), Joan Carson, Laurie Wattles, Brian Cavanagh, Mark Smith (as applicant), Michael Aruzza

**Minutes:** Heidi Racht

**AGENDA**

**6:30 pm** Site visit to 691 East Street

**Huntington Town Clerk's Office**

7 pm Welcome Mark Sylvester to the Board  
Public Comment  
Minutes of December 12, 2017  
Mail

7:15 Brian Cavanagh/Ann Zuccardy & Joan Carson/Laurie Wattles, 691 and 769 East Street, boundary line adjustment (map is attached as part of the subdivision review)

7:35 Brian Cavanagh/Ann Zuccardy, 691 East Street, Major Subdivision Preliminary Review (application and map attached)

8 pm Mark Smith – change of driveway on approved PUD (map attached)  
Jedediah Randall – driveway, 111 Maple Ridge Drive (clarification)

8:20 Michael Aruzza, change to driveway access, 4370 Main Road (driveway permit application attached - change to recorded mylar; request for new access)

8:40 Member Business - updates on regs revision

8:45 Adjourn

The meeting was called to order at 7 pm; chaired by Joe Perella.

The Board welcomed Mark Sylvester to the Board; he was not at the meeting as he was out of state.

**Minutes of December 12, 2017:** Jeanine Carr moved to approve; Mark Smith seconded. Approved unanimously with two minor corrections. The Board commended the clerk on the minutes.

**Public Comment:** None

**Mail:** None.

**Brian Cavanagh/Ann Zuccardy & Joan Carson/Laurie Wattles, 691 and 769 East Street, boundary line adjustment:**

Attendance: Brian Cavanagh, Joan Carson, Laurie Wattles, Ed Hanson

Brian Cavanagh presented the project. The Applicants proposed to transfer .5 acres from each of their properties, located at 691 and 769 East Street. It is a net zero boundary adjustment. The advantage to Carson and Wattles is it will give them a buffer on the west side of their property; the advantage to Cavanagh and Zuccardy is it will cover the shed at the back of the property (currently on the neighbors' property). It is "mutually beneficial." Wattles added that their view had been blocked as trees grew up and now they can take down trees "without wondering if we are on our property."

Joe Perella read the definition of Subdivision on page 27 of the regs and said, “This doesn’t require a subdivision.” It was stated that the transfer will result in a merger of each half acre parcel to be included into the existing parcels. A new lot is not created [in either transfer]. All in the room agreed that this does not constitute a subdivision.

**MOTION:** Mark Smith moved that this transfer of .5 acres to each other and that this is not a subdivision; seconded by Jeanine Carr. The motion was approved unanimously.

Because the Board was ahead of schedule, it decided to discuss Mark Smith’s project, as it was an agenda item and not a warned hearing.

#### **Mark Smith – change of driveway on approved PUD**

Mark Smith presented a plan showing a change to the driveway for the house named “Middle Kingdom” in his approved PUD. The change does not add an additional curb cut as it will come in with access to another residence (Hilltop) already shown on the map. Smith gave the reasons for the change.

Smith had not filed the mylar for the project and, because the 180-day deadline has gone by, received a 90-day extension from Zoning Administrative Officer Ed Hanson (March 11, 2018).

Marshall posed the question, “Who make the decision on whether a change is material enough [to warrant another hearing]?” Carr referred to Section 7.7 of the Subdivision Regulations:

7.7.3 Revisions After Approval and Before Recording of Plat: Corrections and DRB after the final approval and prior to the filing of the final plat. These revisions must be recommended by the Administrative Officer, and the Board may approve the changes without re-submission or the re-warning of a hearing. However, notice shall be sent to members of the public who were present at the final plat hearing(s), prior to Board approval.

Notice was posted.

**MOTION:** Jeanine Carr moved to approve the new driveway location; seconded by Joe Perella. Approved unanimously.

Racht stated the March 8 was the deadline for the Smith plat to be recorded [\$25 due at time of recording] and that failure to make the deadline will result in the necessity to rewarn the project and start the discussion over.

#### **Brian Cavanagh/Ann Zuccardy, 691 East Street, Major Subdivision Preliminary Review**

**Attendance:** Ed Hanson

At 7:35 pm, the DRB heard from Brian Cavanagh, who has for a major subdivision of three residential lots at 691 East Street, which is approximately six acres. Cavanagh explained that the application is for Lot 1 (existing house with 3.49 acres); Lot 2, 1.05 acres; Lot 3, 1.12 acres. Lot 2 will be accessed off East Street and Lot 3 will be accessed off Huntington Woods Road, as the traffic speed and sightlines are better at this location.

Cavanagh said that he and Zuccardy plan to sell their larger house (Lot 1) and build a smaller house. He commented that this is a “good living location in the village.” The houses are close to existing utility poles.

The Board looked at the site plan and the application.

The Board told Cavanagh that the existing septic needs to be shown on the site plan.

Cavanagh stated there will be no changes to the contours of the land and the houses will be located near the woods.

Two 30" culverts will be added for the driveways and Cavanagh said he had already met with Road Foreman Yogi Alger, who instructed him as to the size of the culverts.

Carr commented that the application was very pleasant to read - and the hearing went smoothly.

The mylar will reflect the elements of the boundary line adjustment and subdivision, so the Applicant will only need to record one mylar in the land records.

Smith commented the he hoped that Cavanagh will be sensitive to the landscaping on this section of East Street and noted that this had been a hayfield. He commented that "postage stamp development" should be avoided and wished there were fewer driveways. Smith suggested that the driveway for Lot 2 come in from Lot 1; he noted it would be longer and, therefore more expensive [but no additional culvert].

**MOTION TO APPROVE:** Jeanine Carr moved to approve the Preliminary Subdivision and to have the Applicant move to Final Plat Review; seconded by Mark Smith. The application was approved unanimously.

**Michael Aruzza, 4390 Main Road:**

Michael Aruzza introduced his proposed driveway cut on the south side of his property, stating that this is nonresidential and would be used to get equipment for his lawn care business behind his house. He told the Board that the existing shared residential driveway for the approved two-lot subdivision will not work for his purposes because the leachfield for the two residences is at the end of the driveway.

After an extensive discussion about whether the town was operating under the old or proposed regulations, Perella asked if this was a material change to a subdivision [adding another curb cut]. The Board decided that this was not a change and that the decision was solely to be made by the Selectboard for a second access.

**MOTION:** Jeanine Carr moved that this application meets all previous conditions applicable to the subdivision approval of this property; seconded by Everett Marshall. Approved unanimously.

Perella signed the application on behalf of the DRB and Hanson signed it as the Administrative Officer. Racht will move this forward and made a copy for Aruzza.

**Jedediah Randall – driveway, 111 Maple Ridge Drive (clarification)**

Jedediah Randall was not at the meeting to discuss his proposal for a horseshoe driveway and the Board decided that he would be asked to come into a future meeting with the following documentation:

1. drawing of what he intends to do ,with dimensions
2. grading changes, if any
3. whether there will be an increase in the parking area

The Board wanted to review any increase in impervious surface of the proposed change.

**Member Business:**

Marshall updated the Board on the most recent work of the Planning Commission on the revisions to the regulations. He invited Perella to come to the next meeting (March 12). Carr indicated an interest in this meeting, too.

**Adjournment:** Jeanine Carr moved to adjourn; second by Everett Marshall. Meeting adjourned at 8:38 pm.

**Unapproved minutes on the website:** February 13, 2018

**Unapproved minutes to DRB:** February 13, 2018

**Minutes Approved:**

**Minutes to Town Clerk for Recording:**

DRAFT