

Costs associated with outside contractors must be covered by the applicant by performance bond or escrow accounts to ensure the items will be completed in a timely manner.

Randy Gosier an abutter submitted a letter of comment for the site plan review. He is concerned with several factors having lived adjacent to this project:

Storm water management and general stabilization of natural soil and landscape

Covenants or deed restrictions to minimize impact on neighbors of this density

Natural buffer requirement to preserve the nature of the area

Infrastructure architect reviews and professional development services are needed

The density of 24 units is too high in his opinion.

Alan Walker an abutter says he now experiences low water pressure and storm water run off from this property impacting his property right now, without new building on the site. He also thinks much of the ground has very little soil and is very difficult or unsuitable for housing.

There was a discussion of doing the project in phases. How would it work if there was approval of 1/3 of the units and then extending the infrastructure for more units in a phase 2 and 3. We need to look into the subdivision law for direction, but the concept of approval of 24 units done in 2 or 3 phases would seem possible if real tangible milestones with infrastructure targets and maximum timeframes could be established. It would not be likely that selling some number of lots would trigger a new phase. The land use decisions are really related to whether the land is ready to be used for the intended purpose.

Jane Canagie asked if all the lots were going to be single family residences. Justin said yes.

Dan Wiley said that the planning board and village needed to give Justin a check off list. He seemed to be getting conflicting information (according to Justin)– does he go to Planning Board of Village Board for items.

The site plan preliminary review was closed at 8:02.

3.0 Mike Chavoustie came with newly done plats for the properties now comprising the Aubrey Inn and the French Towne Market. He has subdivided them to allow for the sale of them as individual properties. They were individual properties until the late 1990's and have now essentially been returned to their prior boundaries. Chairman Herpel signed the plats so he can register them with Jefferson County clerk.

New Business:

There was a question on political signs- when can they go up and when should they come down. Mr Herpel will contact Jefferson county election board as we believe they have rules on this.

Communications: none

With no further business, Mr Herpel moved to adjourn at 8:32. Seconded by Mr Wiley.
All voting aye (4,0)

Next Meeting: Tuesday, August 21, 2018 at 7 p.m.

Respectfully submitted,

Richard Hodge
Acting Planning Board Secretary