

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
May 2, 2017**

MEMBERS PRESENT

Mike McCormack, Chairman

Gerald Dolan
Alexander Kari

Robert Marrapodi

Secretary – Arlene Campbell

MEMBERS ABSENT

Art DePasqua

Tracie Ruzicka

Paul Thomas

ALSO PRESENT

Eliot Werner, Liaison Officer

Chairman McCormack called the meeting to order at 7:32 pm.

VARIANCE APPLICATION:

None

PUBLIC HEARING:

None

APPLICATIONS:

Carvalho 4-lot Subdivision – property owned by Anthony Carvalho located on Hollow Road, **Tax Grid No. 6466-00-753638.**

Applicant wishes to subdivide a ±64.31 acre lot, which is in the AR5 Zoning District, into four residential lots.

Martin Bayard from The Chazen companies and Barbara Carvalho both appeared for this application.

Mr. Bayard explained that the property owner wishes to subdivide this property into four lots (Lot 1 = ±20 acres, Lot 2 = ±21 acres, Lot 3 = ±15 acres, and Lot 4 = ±8 acres). Lots 1 and 3 are proposed to be flag lots. The property has approximately 800 feet of frontage on Hollow Road. He indicated the wetlands and slopes on the property. This property is primarily wooded.

Mr. Bayard discussed that they will do soil test, septic test, etc., for the individual lots. They will write a letter to the Department of Health about the adequate source for the septic system. He noted that this is considered a minor subdivision.

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Mr. Bayard discussed the rear lots on the property. He stated that they weren't sure whether the Town will allow flag lots. He wanted to get the board's opinion about the proposed layout.

Chairman McCormack asked for questions and comments from the board.

Mr. Marrapodi asked if this property the same property that was before the board for Demolition Permit Plan approval a couple of months ago. Ms. Carvalho responded, "Yes."

Mr. Bayard noted that the proposed barn is still up. He pointed out on the map the location of the barn.

Mr. Marrapodi noted that the applicant indicated at that meeting about the intention of "No subdivision." Ms. Carvalho stated that she still doesn't have any intention of subdividing the lots that she wants to keep. She indicated her plans about having hayfields on the front lot and keeping horses on the back lot.

The panel has a lengthy discussion about the proposed subdivision.

Mr. Marrapodi asked how many lots she is planning to keep. Ms. Carvalho responded that she wants to keep two lots (front and back). She wants to use the front lot for pastures and keep the horses in the back. She added that eventually she wants to sell the hay area and the other lots.

Mr. Bayard asked the board's opinion whether they can do four or five lots.

Mr. Marrapodi indicated his comments. The applicant needs to develop a Sketch Plan showing boundary lines (metes and bounds), amount of acreages, building envelope, septic design, etc. If there are multiple flag lots adjacent to each other, Mr. Marrapodi stated that they can have multiple driveways or shared driveways. These lots have to meet the minimum lot frontage, lot width, and setback requirements. The map also needs to show scale, area map, and neighboring property owners' names and addresses. The potential driveways should also be sited on the map. Mr. Marrapodi stated that each parcel should conform to the Town Zoning Regulations. The Ag Data statement form also needs to be filled out. Short Form EAF is needed.

Chairman McCormack stated that there should also be a notation on the map about the disturbance of steep slopes that requires Planning Board approval.

Mr. Bayard asked if all the wetlands on the property need to be delineated. Mr. Marrapodi responded that they should show all the wetlands and watercourses on this property.

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Mr. Bayard asked if they need to show a Cluster Plan. Mr. Marrapodi responded, “Yes. It is a requirement of the Subdivision Regulations.”

After a very lengthy discussion, the board agreed that the applicant needs to submit a Sketch Plan showing the details of the proposal.

No action taken.

Kari 2-Lot Subdivision (Sketch Plan) - property located at 958-964 Hollow Road, Tax Grid No. 6467-00-245114.

Applicant wishes to subdivide a 21.23-acre parcel into two lots. Current lot has two existing structures, one single-family residence and a 6-unit apartment building. This is a pre-existing property built in 1794.

There was neither action nor discussion. There was no quorum. Mr. Kari is a Planning Board member and the applicant for this application.

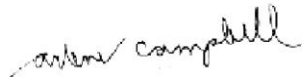
APPROVAL OF MINUTES:

No minutes were approved.

ADJOURNMENT:

Mr. Marrapodi motioned to adjourn the meeting at 8:58 pm, seconded by Mr. Kari, All Aye, Motion carried, 4-0.

Respectfully Submitted,



Arlene A. Campbell, Clerk
Planning & Zoning Board of Appeals