

TOWN OF STANFORD
PLANNING BOARD
MEETING OF 5-30-12

PRESENT:

Robert R. Butts, Chair
Conrad Levenson
Gerry Fernandez
Thomas Angell
John Royall
Gary Lovett

ALSO PRESENT: Joseph Norton, Councilman

Mr. Butts called the meeting to order at 7:35pm.

PUBLIC HEARINGS:

BLODGETT, TRABER AND ROCKY REEF FARM LOT LINE
ALTERATION-

Mr. Butts opened the public hearing. He reviewed a copy of the affidavit of publication of the hearing notice, published on April 14, 2012, and requested the applicant submit the original affidavit for the Town's file. With no comment from the public, Mr. Angell moved to close the public hearing. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

BUSINESS:

BLODGETT, TRABER AND ROCKY REEF FARM LOT LINE
ALTERATION-

Mr. Angell inquired whether there are any outstanding issues. Mr. Horton explained that he will need to get signatures from the Health Department. Mr. Angell moved to approve the application for lot line alteration between lots at 6906 Route 82, 22 Aberdeen Lane and 87-139 Attlebury Hill Road, with the condition that the applicant obtain all necessary signatures on the map. Mr. Royall seconded. All in favor: Unanimous. Motion carried.

WEINSTEIN LOT LINE ALTERATION-

Mr. Butts noted that the ZBA has granted a variance to reduce the road frontage of her property. Mr. Lovett reviewed the short form EAF. With no issues identified, Mr. Angell moved that the Weinstein lot line alteration will not have a significant environmental impact. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried.

Mr. Angell noted that the Board will need a copy of the driveway easement for review. Mr. Butts requested it be submitted two weeks prior to the next meeting. Mr. Angell moved to schedule a public hearing at the Planning Board meeting of May 30, 2012. Mr. Lovett seconded. All in favor: Unanimous. Motion carried. The Board explained that Ms. Weinstein will need to publish the notice of the public hearing.

COLLINS SUBDIVISION-

Mr. Butts recused himself from the application and Mr. Royall resumed as acting Chair. Mr. Royall acknowledged the applicant's letter dated April 16, and commented that the setback requirement issue is one that will be dealt with if and when the applicant is ready to site a house. Ms. Collins explained that she has spent a considerable amount of her escrow to date, and to do what Mr. Clouser is suggesting will cost an additional \$7,200 (as quoted by Mr. Wheeler, engineering consultant). She asked the Board to refer her to the ZBA.

Mr. Angell explained that any citizen has the right to go to the ZBA on their own, but that the Planning Board tries to work with an applicant on their plans prior to doing so, so that the applicant receives the variances that are deemed necessary by the Planning Board. Mr. Angell moved to refer Ms. Collins to the ZBA with a favorable referral regarding the 10.04 acre flag lot, for the reasons of preserving mature trees and maintaining rural character, and to defer to the ZBA on the issue of depth variance for the 5.48 acre lot. Mr. Fernandez seconded. All in favor: Unanimous. Motion carried.

LISMAN LOT LINE ADJUSTMENT-

Mr. Gates submitted a copy of the easement and letter of permission from the Dutchess Land Conservancy, to subdivide lands within the conservation easement. Mr. Butts noted that the Board is waiting for comments from Mr. Clouser. The applicant will return to the Board at the May 30, 2012 meeting.

OTHER BUSINESS:

APPROVAL OF MINUTES-

The Board reviewed the minutes of March 28, 2012. Mr. Angell moved to approve as written. Mr. Levenson seconded. All in favor: Mr. Butts, Mr. Angell, Mr. Royall, Mr. Levenson, Mr. Fernandez, Mr. Lovett. Motion carried.

DARLING MINE-

Mr. Butts noted that the only action the Planning Board has available is to submit comments. The Board agreed to talk to the CAC regarding their plans for comment, and to discuss at the May 30 meeting.

The meeting was adjourned at 9:15pm.

Submitted By: _____

Michelle Turck, Planning Board Secretary

Approved By: _____

Robert Butts, Chair