

TOWN OF STANFORD  
PLANNING BOARD  
MEETING OF 6-27-2012

PRESENT:

Robert R. Butts, Chair  
James Fouts  
Thomas Angell  
John Royall  
Gary Lovett  
Conrad Levenson

ABSENT: Gerry Fernandez

Mr. Butts called the meeting to order at 7:40pm.

BUSINESS:

HADDEN MINOR SUBDIVISION-

Applicant not present. Mr. Butts explained that Mr. Hall forwarded an email response regarding County Route 65 from the County Highway Department which stated the following:

HI Spence – This looks like even if there is no recorded deed to call it a fee highway, the municipality still owns it as if there was a deed if the road has been in use for 10 or more years.

Mr. Butts inquired whether the Board wished to accept their interpretation, or would like to refer the matter to their legal consultant, John Furst. Mr. Lovett stated that it appears within the spirit of the law to accept the County's interpretation and that he feels comfortable in doing so. The Board agreed. Mr. Angell moved that the Hadden Minor Subdivision application be returned pursuant to the application of Town Code §140-3. Mr. Lovett seconded. All in favor: Unanimous

**CRISP ARCHITECTS PREAPPLICATION CONFERENCE-**

Ms. Senatore explained that her firm represents the Roosevelts, at 335 Shuman Road, for the renovation and additions to an existing structure. She explained that the structure has two floors which are two separate uses; the top level is used as the Roosevelt's childrens' recreation space, and the bottom floor is used as the caretaker's residence. She presented plans for proposed renovations and additions.

Ms. Senatore explained that the parcel is 27 acres and has a main residence as well as the subject structure. Mr. Angell noted that the applicant is clearly eligible for a Special Use Permit. Mr. Butts noted that variances will be required for the increased square footage, and for setback requirements. Mr. Angell instructed the applicant to file a complete application for Special Use Permit, and the Planning Board will refer them to the ZBA for needed approvals.

**OTHER BUSINESS:**

**STANFORD FREE LIBRARY-**

Mr. Royall acknowledged receipt of the long form Environmental Assessment Form. Ms. Turck agreed to forward to Mr. Clouser for review.

**LISMAN LOT LINE ADJUSTMENT-**

The applicant was not present. Mr. Butts noted that the public hearing that was previously scheduled for this meeting was cancelled, as Mr. Lisman wished to be present at the hearing. Mr. Angell moved to schedule a public hearing for the Lisman application for July 25, 2012. Mr. Levenson seconded. All in favor: Unanimous.

**APPROVAL OF MINUTES-**

The Board reviewed the minutes of May 30, 2012. Mr. Fouts moved to approve as written. Mr. Levenson seconded. All in favor: Unanimous. Motion carried.

The meeting was adjourned at 8:20 pm.

Submitted By: \_\_\_\_\_

Michelle Turck, Planning Board Secretary

Approved By: \_\_\_\_\_

Robert Butts, Chair

APPROVED