

**Planning Board Meeting Minutes**  
**May 17, 2017**

Present: Chairman Pete Starkus

Members: Patricia Rydlak, Jean Vincent, Ross Lemansky, Pete Boria

Staff: Planning Director Alan Gordon, Administrative Assistant Jayne Garney

Not Present: Alycia Dzik

Chairman Pete Starkus opened the meeting at 7:00 PM.

**Mr. Starkus reviewed bills and payroll.**

Member Jean Vincent made a motion to approve payment for bills. Member Ross Lemansky seconded the motion. All members were in favor.

Member Ross Lemansky made a motion to approve payment for payroll. Member Jean Vincent seconded the motion. All members were in favor.

Chairman Pete Starkus reviewed mail and correspondences.

**Planning Board Permit Administration**

**Dresser Hill Subdivision Definitive Plan Annual Approval Extension**

Member Pete Boria made a motion to approve the Dresser Hill Subdivision annual approval extension request to 6/3/2018. Member Ross Lemansky seconded the motion. All members were in favor.

**Barkwood Inn Site Plan Permit Field Completion**

The Board reviewed the Barkwood Inn site plan. Planning Director Alan Gordon stated all landscaping has been installed.

Member Ross Lemansky made a motion to send a letter to Building Commissioner Curt Meskus stating all site plan items are complete at the Barkwood Inn.

Member Jean Vincent seconded the motion. All members were in favor.

**7:15 PM. Wireless Edge Towers, LLC Telecommunications Tower Special Permit Application-85 Masonic Home Road (Police Station)**

**Public Hearing**

Chairman Pete Starkus read the public hearing notice.

The applicant is Bell Atlantic Mobile of Brown Rudnick, LLC on behalf of Wireless Edge Towers, LLC.

Attorney Ed Perry represented the applicant Wireless Edge. Mr. Perry stated the site plan application approval is to replace the existing 132-foot lattice telecommunications tower at 85 Masonic Home Road (Police Station) with a new 175-foot monopole-style tower. The property is zoned Village District (V).

Planning Director Alan Gordon stated Graves Engineering will review the proposed \$25,000 disassembly performance guarantee amount presented this evening.

There were no comments from the Board or the public.

Member Pete Boria made a motion to close the public hearing. Member Ross Lemansky seconded the motion. All members were in favor.

Member Patricia Rydlak made a motion to approve the Wireless Edge Towers, LLC Telecommunications Tower Special Permit Application-85 Masonic Home Road (Police Station) with the 9 conditions discussed at the public hearing. Member Ross Lemansky seconded the motion. All members were in favor.

**7:25 PM. Rockaway Realty Trust-Definitive Subdivision Plan  
Application Submittal**

Present was applicant Mr. Ron Gauthier and Engineer Jason Dubois.

The Board reviewed the Rockaway Realty Trust-Definitive Subdivision Plan to propose the construction of a 500-foot long dead-end roadway along with sixteen (16) residential units consisting of fourteen (14) duplex units in seven (7) duplex buildings and two (2) single family homes off J. Davis Road zoned Low-Density Residential (R-40).

Member Jean Vincent made a motion to accept the submittal and to schedule a public hearing. Member Patricia Rydlak seconded the motion. All members were in favor.

**7:30 PM. Graves Engineering, Inc. Peer Review Report-Sunset City site Plan Revised Stormwater Management Drainage Design**

The Board reviewed the Graves Engineering, Inc. peer review for stormwater drainage analysis dated 4/25/17 with 6 comments with the Board. The applicant nor his engineer were present for discussion.

**7:35 PM. Annual Water/Sewer Commission Update:**

Present for water/sewer discussion was Rich Cayer and Tom Lisi to discuss their water and sewer infrastructure interest for their properties at Trolley Crossing.

Mr. Rob Lemansky, Chairman of the Water/Sewer Commission was present to discuss the annual update of his Commission's efforts.

Chairman Pete Starkus Thanked Mr. Lemansky for presenting the Board with the Annual Water/Sewer update to the Board.

**Graves Engineering Billing Process-Escrow Account Policy**

Member Jean Vincent made a motion to accept the escrow account billing process for peer review per the Graves Engineering, Inc. letter dated 4/27/2017. Member Ross Lemansky seconded the motion. All members were in favor.

**Minutes:**

**January 18, 2017**

Member Patricia Rydlak made a motion to approve the January 18, 2017 minutes as presented. Member Pete Boria seconded the motion. All members were in favor. Members Pete Starkus and Jean Vincent abstained; they were not present at the planning board meeting.

**March 15, 2017**

Member Pete Boria made a motion to approve the March 15, 2017 minutes as presented. Member Patricia Rydlak seconded the motion. All members were in favor. Member Jean Vincent abstained, she was not present at the meeting.

**Planning Board Summer Schedule:**

All Members were in favor of July 12, 2017 and August 9, 2017.

Member Jean Vincent made a motion to adjourn. Member Ross Lemansky seconded the motion. All members were in favor.

**Motion to adjourn at 9:05 PM.**