



## MINUTES PLANNING BOARD DECEMBER 12, 2019

Christopher Huston- Associate 2022  
Curtis Lunt- Regular 2022  
Vacant  
William Kuhl - Regular 2020  
Lisa Ward - Associate 2021  
Shaun Carr- Regular 2021  
Scott T. Hall - Regular 2021

- 1. CALL TO ORDER:** The Chairman, Mr Lunt called the meeting to order at 7:00 pm.
- 2. ROLL CALL:** Regular members present were Curtis Lunt, William Kuhl and Shaun Carr. Scott Hall was excused. Associate members Lisa Ward and Chris Huston were present as well. Also present was Town Planner, Ben Smith; Councilor Fellows and Councilor Mark Lunt. Mr. Lunt extended voting privileges to Lisa Ward and Chris Huston. There were five audience members.
- 3. CHAIRMAN'S REVIEW OF MEETING RULES:** The Chairman, Mr Lunt explained the meeting rules are located on the back of each agenda, available in the document holder by the door.
- 4. WRITTEN COMMUNICATIONS:** Minutes of November 14, 2019  
The meeting minutes of November 14, 2019 were distributed to all members. The Chairman, Mr Lunt asked if there were corrections or additions. Mr. Lunt declared the minutes approved as modified with the statement to say that Lisa Ward was present at the November 14<sup>th</sup> Workshop.
- 5. PUBLIC HEARING – None**
- 6. UNFINISHED BUSINESS – Grimmel's Mobile Home Park Expansion – Case #19-9**

Mr. Gotto submitted a revised plan to the Planning Board. He stated that they revised the Storm Water Plan, specifically the Storm Water Pond at the end of the road, moving it away from the property as much as they could, 10-15 feet, so there's less Wetland impact and increasing the size of the pond to hold back more water, reducing the amount of water coming out of the pond. They redirected the water into the pond through a pipe with an S curve. They've reduced the flow going off-site from the existing condition to the proposed condition. The Pond will hold back a 100 year storm event. They have received DEP permits for the revised Pond design. He also stated that they plan to pick up all of the trash once they get approvals, since they have to clear cut to get to all the trash that's been left there over the years.

Mr. Carr asked what the plan was for preventing people from putting trash behind properties in the future.

Mr. Gotto said that there is now a maintenance person on site all the time now who will keep the park clean.

Todd Ridley, an abutter to this project spoke about his concerns regarding the location of the pond, the possible landfill issue and the age of the Water/Sewer lines.

Mr. Gotto stated that there is no landfill issue and will contact Mr. Mike Parker from the DEP to clear up the confusion on this issue. He also stated that the Sewer lines on Stanley Drive that they're connecting to have been upgraded from Cross Street up to the end of the last trailer in the last couple of years, as well as the Water System.

Mr. Smith stated that at a prior Planning Board Meeting, the Board was given a letter from the Water/Sewer District regarding the capacity of the system.

Charlie Blue, an abutter, stated that as construction proceeds, he'd like to see a natural barrier between the new pond and the property line.

Mr. Lunt asked Mr. Gotto if it was possible to plant trees there after the construction was done.

Mr. Gotto said that they can't plant trees on the pond, but can plant trees on the side slope along the property line.

Mr. Smith reminded the Planning Board that this project is in an MS4 area and explained that with an MS4, the applicant's engineer is required to do annual inspections and submit that report to the town and the DEP does an inspection every five years. He also stated that in the applicants submission it stated that there would be a design engineer on-site during construction.

Mr. Gotto stated that the design engineer does inspections once they start. They have a pre-construction meeting and they do inspections during the construction.

Mr. Smith asked if the Code Enforcement Officer is present at the pre-construction meeting.

Mr. Gotto stated that they can include the Code Enforcement Officer.

**VOTE: (2019-69)** Mr. Kuhl, seconded by Mr. Carr moved to approve the application with conditions being: To follow-up on possible illegal landfill, installing six foot chain link fencing around the pond, making sure a town official attends the pre-construction meeting, verification of any past Sewer upgrades within the development, planting a screening of evergreen trees at the bottom of the property line and insuring that the site is cleaned up prior to issuing a certificate of occupancy.

**4-0-1 Carried (Abstained: Huston)**

- 7. NEW BUSINESS – None**
- 8. OTHER BUSINESS – None**
- 9. TOWN PLANNER – None**
- 10. CODE ENFORCEMENT OFFICER – None**
- 11. ADJOURN TO WORKSHOP – 7:50 PM**

**VOTE (2019-70)** Mr. Carr, seconded by Mr Kuhl, moved to adjourn to Workshop – All in favor.

**VOTE: 5-0 Carried.**

---

Lisa B. Smith, Deputy Clerk  
Date Approved: January 14, 2020