



Planning & Zoning Commission
Minutes
Thursday, April 3, 2014

Call to order 7:00 p.m. By; Donna Fallow, Chairman

Present:

Linda Spoales	Vice-Chair
Anthony Bruscia'	Board Member
Aaron Gordon	Board Member
Dennis Kimble	Town Council Liaison

Administrative Business:

Minutes from December 5, 2013

Motion made by: Dennis, to accept the minutes as written.

Seconded by: Linda

All in favor

Minutes from March 6, 2014

Motion made by: Aaron, to approve the minutes.

Seconded by: Anthony

All in favor

HDC/ARC Liaison Report – No report given

Next HDC/ARC meeting is on April 8, 2014 – Donna Fallow to attend.

Old Business:

Report on Sidewalk for Marley Street; need to maintain forest conservation requirement.

Bryan Dusza – Wilson T. Ballard Company

The streetscape project that SHA is doing has their sidewalk ending at the property west of Marley St. SHA is asking if we can connect the sidewalk from the Marley St. widening project to their sidewalk. We would need to grade into the easement and trees that are currently there. Bryan is looking into if there is a forest conservation easement and what impacts there would be. Councilman Kimble suggested to not do the connecting sidewalk, and put a crosswalk at the end of Marley St. and connect it to the south side of Rt 144. The town will need to look more into expense of putting sidewalk in and also the reforestation. Bryan is going to meet with developers once development is done and look to see what forest conservation easements were recorded. Bryan will bring back to the board more information at another meeting.

New Business:

Easement/Encroachment in Royal Oaks

Rich and Kristina Trunnell – 412 William Plummer St.

They are interested in purchasing and building a house on Lot 9 next to the fire pond.

They talked to the builder and were told there was going to be a bike path on the lot when it gets developed and there is a drainage easement as well. They do not want to sign a disclaimer for the bike path and would like to know if the Town would be willing to remove the bike path easement to allow the house to be built with no restrictions or disclaimers. The drainage easement will not go away; however, the board suggested asking the builder to pivot the house to not encroach on the easement and also apply for a waiver to change the easement and re-plot it.

(To hear detailed discussion please refer to tape back up)

Other Business:

Councilman Kimble – Fire Pond

The Fire Pond has been a concern with the algae growing on it. It's going to be five to six thousand dollars to maintain this each year. Currently looking into putting fountains in the pond to keep the water moving. Bryan Dusza said that the cause is from the nutrients running off from the fertilized yards, and the nutrients are building up on the bottom of the pond, its water meal and duck weed growing. Linda suggested putting out a public notice to residents to educate them as to what lawn products they could be using on their yards to help eliminate the chemical run off problem. Councilman Kimble is going to continue to look into other options to keep cost down and to help resolve the problem.

Adjourn meeting

Motion made by: Aaron to adjourn the meeting.

Seconded by: Linda

All in favor

Respectfully submitted,

Karen Durbin, Clerk to Planning and Zoning



Planning & Zoning Commission
Minutes
Thursday, December 5, 2013

Call to order 7:00 p.m. By; Linda Spoales, Vice-Chair

Present:

Aaron Gordon	Board Member
Anthony Bruscia'	Board Member
Marty Hart	Board Member
Dennis Kimble	Town Council Liaison
Bruce Galloway	Zoning Administrator

Administrative Business:

Minutes for September

Motion made by: Marty, to approve the minutes for September.

Seconded by: Aaron.

All in favor

Minutes for November

Motion made by: Anthony, to approve the minutes for November.

Seconded by: Aaron.

All in favor

HDC/ARC Liaison Report – No report given

Old Business:

Brinkley Manor – Open Space

Brian Dusza, Wilson T. Ballard Company presented

Motion made by: Marty, to conform to the original plans concerning the hill above Marley Square.

Seconded by: Aaron.

All in favor

Bruce Galloway – Smith / Cline / Delaplaine Annexations

Motion made by: Anthony, that Resolution 2013-02 is consistent with the 2005 Master Plan as amended with supplements.

Seconded by: Aaron.

Public Comment: Wayne Smith

All in favor

Motion made by: Anthony, that Resolution 2013-03 is consistent with the 2005 Master Plan as amended with supplements.

Seconded by: Marty.

Public Comment: None Given

All in favor

Adjourn meeting

Motion made by: Anthony, to adjourn the meeting.

Seconded by: Aaron.

All in favor



Planning & Zoning Commission
Minutes
Thursday, March 6, 2014

Call to order 7:00 p.m. By; Donna Fallow, Chairman

Present:

Linda Spoales	Vice-Chair
Aaron Gordon	Board Member
Anthony Bruscia	Board Member
Marty Hart	Board Member
Bruce Galloway	Zoning Administrator

Administrative Business:

Minutes

Minutes to be deferred to the April meeting for approval.

HDC/ARC Liaison Report – No report given

Public Hearing: Amendment to the New Market Master Plan

Donna Fallow opened the public hearing for the Amendment to the New Market Master Plan. Testimony was taken from several Woodsprings residents. Hearing was closed.

Motion made by: Linda, to recommend to the Town's legislative body to adopt the Amendment to the New Market Master Plan.

Seconded by: Marty.

All in favor

New Business:

Reconfirm that Smith/Cline and Delaplaine annexations are in conformance with the New Market Master Plan.

Motion made by: Anthony, to recommend adoption of the proposed zoning for Resolution 2014-02 – Smith-Cline and Resolution 2014-03 – Delaplaine, as modified by the proposed annexation agreements, and to find that the proposed zoning classifications, as so modified, are consistent with the New Market Master Plan.

Seconded by: Aaron.

All in favor

Motion made by: Linda, to recommend approval of the annexation plans for Smith-Cline and Delaplaine annexations, and to find that the annexation plans are consistent with the New Market Master Plan.

Seconded by: Marty.

All in favor

Adjourn meeting

Motion made by: Marty, to adjourn the meeting.

Seconded by: Aaron.

All in favor