

**Planning Board Meeting
November 19, 2018
Minutes**

These minutes are not verbatim – they are the secretary’s interpretation of what took place at the meeting. - Open Meeting Law, G.L. c. 30A§22.

Board Members: Tim Grandy, Paul McAlduff, Robert Bielen, and Russel Appleyard
Planning Board Alternate: Birgitta Kuehn
Staff Members: Lee Hartmann
Recording Secretary: Eileen Hawthorne

Administrative Notes:

Minutes*:

The Board approved the minutes of October 29, 2018 and November 5, 2018
Paul McAlduff moved for the Board to approve the minutes as presented: Tim Grandy, second;
the **vote** was unanimous (4-0).

Plans Covenants and Releases*:

The Board approved and endorsed the following documents:

B615 – Elbow Pond – Release of Lot 40-1 and Tri-Party Agreement

B543 – ADM Agawam Development LLC – Release of multiple lots on White Clover Trail and Red Maple Lane

**ZBA 3928 – Gregory Theodore and Bobbi Briggs
96 Shore Drive, Map 50, Lot 1-47A**

Special Permit to waive front setback to construct a 2-story attached garage addition with master bedroom above 23.8’x29’ (subject to Conservation Commission requirements)

The Board received the following documentation for this review:

Staff Report

Letter from Gwendolyn Joyal, 90 Shore Drive

Letter from Lauren Keating, 99 Shore Drive

Letter from Pamela Coleman, 94 Shore Drive

Letter from Robert Geracie, 97 Shore Drive

Building Elevations

Site Plan dated September 25, 2018

The Board agreed to recommend approval to the Zoning Board of Appeals subject to the following conditions: Prior to issuance of a Building Permit a Municipal Lien Certificate shall be provided to the Building Commissioner as evidence of payment of any back taxes, fees or penalties owed to the Town, if any.

The Petitioner should provide slab elevation and driveway grading.

The Petitioner should show existing water main and water service.

The Petitioner should contain any additional stormwater on-site.

The Petitioner should specify the proposed driveway material.

The Petitioner should revise the plan to note Shore Drive as a Private Way.

Form A Plans*: None

Paul McAlduff moved for the Board to approve the Administrative Notes: Tim Grandy, second;
the **vote** was unanimous (4-0).

The Board took a three (3) minute recess.

**Public Hearing: B437 – Pinehills LLC/Talcott Pines
Map 77B, Lots 10-385, 10-390, and 10-437 through 10-440**

Reconfigure to create lots 10-580 through 10-584

The Board received the following documentation for this review:

Draft Vote

Plan of Land dated September 27, 2018

Robert Bielen read the public hearing notice and opened the public hearing.

John Judge presented a plan to revise the residential lots within the Talcott Pines neighborhood. The loop access road that provided frontage for six of the residential lots required easements on those lots and the plan depicts an adjustment to incorporate those easements into the right of way.

Lee Hartmann noted that the revision is a minor change and consistent with the previous plan.

Public Comment: None.

Tim Grandy moved to close the public hearing; Paul McAlduff, second; the **vote** was unanimous (4-0).

Paul McAlduff moved for the Board to approve the modification to the Talcott Pines neighborhood as presented; Tim Grandy, second; the **vote** was unanimous (4-0).

Paul McAlduff moved for the Board to adjourn at 7:19 p.m.; Tim Grandy, second; the **vote** was unanimous (4-0).

Other Business:

"Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting."

***On file with the Office of Planning and Development in project case files.**

Respectfully Submitted,

Approved: December 3, 2018

Eileen Hawthorne
Administrative Assistant