

LAND USE PLANNING COMMITTEE
MINUTES - JANUARY 6, 1992

ATTENDANCE: T. Sullivan; J. Best; J. Greene; M. Donaroma;
M. Colaneri

Ms. Greene, Chairman of the Commission, called the meeting to order in place of A. Schweikert, Chairman of the LUPC at 5:22 P.M.

Doug Hoehn, agent for applicant discussed the site topography and distributed plans showing same. He discussed the confusion during the hearing regarding the topographic change. He noted that the proposed waterfall would be to the rear right of the property. He also discussed the re-grading of the site and felt that it would be minor in nature. He further clarified various points of the proposal, discussed vegetation retention and noted that the waterfall feature would only be 6 feet high.

A discussion of this change followed.
Mr. Best questioned the kind of grade change and the regrading. Mr. Hoehn explained how the regrading would work. Mr. Best discussed the grade change from rear to front of proposed pool. Mr. Hoehn explained how the pool would be reconfigured.

A discussion of handicapped usage would work. Mr. Gosselin noted that handicapped access would be made for a minimum of 9 holes, which could be played twice.

A further discussion of the grading followed. Mr. Hoehn explained the confusion that occurred at the public hearing. Mr. Donaroma discussed the concern over the loss of vegetation on-site, the view from the street and other aesthetic issues.

Mr. Hoehn discussed the possible plants that may be used to supplement the existing vegetation.

Mr. Donaroma discussed the screening of the site from the street. He discussed the fencing and possible screening. He discussed the use of a fence for safety purposes.

A discussion of the use of a privet hedge followed.

Ms. Greene discussed the potential use of the dump road for access. Mr. Colaneri discussed the possible use of some type of conditions that would address the use of the dump road in the future. Mr. Best questioned the paving of the entry drive. Mr. Hoehn indicated no paving.

A discussion of the access followed.

Mr. Best discussed a concern regarding a potential retaining wall to the rear of the site. Mr. Donaroma questioned the possibility

of having the trees to be saved shown on a plan.

A discussion of the use of natural materials followed.

Mr. Donaroma discussed the items contained on the proposed plant list.

A further discussion of retaining existing vegetation followed.

A discussion of the sight distance at the entrance/exit followed. Mr. Colaneri discussed potential Bike path easements.

Mr. Hoehn discussed the possible location of a street light along State Road as a safety factor.

Mr. Donaroma raised an issue of the lighting on 40-foot poles. A discussion of the concentration of light on-site followed. A discussion of the lighting followed; a further discussion of the use of lower lighting followed.

Mr. Hoehn questioned the scheduling of the MVC meetings in the future. A discussion of this matter followed. A discussion of a potential vote on a written decision at the next meeting followed.

Mr. Donaroma again asked to see a plan which shows the trees that are to be retained.

There being no further business the meeting adjourned at 6:10 P.M.