

**Wilmington Planning Board**  
**December 7, 2015**

Board members present: Bob Peters, Ray Curran, Bert Yost, Ginny Crispell and Tony Nickinello.

Public present: Herb Crispell, Renate Schneider, Sue Ellen Gettens, Nancy Begin, Ralph Schissler, Todd and Kim Ottenstein, Gary Duprey, Steve & Susan Corvelli, Justin Grassi and Shirley Lawrence.

**REGULAR MEETING CALLED TO ORDER at 7:00 p.m. by Bob Peters.**

**APPROVAL OF MINUTES**

\*November 2, 2015 - Motion by Tony Nickinello, seconded by Ginny Crispell; all in favor.

Bob Peters made a public statement regarding the conduct of the audience at the previous public hearing. He stated that the members should not have been personally attacked as they were at that meeting. The board members are all volunteers and the audience should not be making personal attacks on the board members. The board realizes that the applicants are good people and are only trying to have a business but this type of public interaction will not be tolerated in the future.

**OLD BUSINESS: Review for 57 Hardy Road AKA Beaver Brook Subdivision.**

\*Bob Peters recused himself from taking part in the Beaver Brook Subdivision since he is an adjacent property owner.

\*Bert Yost will be the Acting Chairman

**NEW BUSINESS:**

1. Sketch Plan review for 57 Hardy Road-AKA Beaver Brook Subdivision.

\*Bob Peters recused himself from participating in discussion or decisions on this project since he is a neighboring property owner.

\*Ralph Schissler reviewed the proposed project and is looking form comments.

\*He is working on finalizing the application with the APA.

\*Bert Yost and Tony Nickinello have walked the property and screening was the only issue. Ralph offered to take Ginny to review the property is she wants.

\*Ralph is addressing the concerns of the APA and will copy the board with the paper work.

\*Bert Yost is trying to co-ordinate with the APA. The APA would like to know the general feelings and comments of the board.

\*Susan Parker is the person to speak with at the APA. Bert Yost will call Susan to see what needs to be done to move forward.

\*The board sees no problems at this time.

\*Ralph Schissler questioned if the board plans on hiring an outside consultant for the engineer review. Bert stated that this subject has not been discussed at this time and doesn't see any problems. Bert feels they need to coordinate with the APA and move forward.

\*Ginny Crispell noted that the APA had problems with lot #4. Ralph stated that they will reduce the size from a 3 bedroom to a 2 bedroom. The APA would like the building moved away form the slope and the septic design would be worked on accordingly. The changes will appear on the next drawing.

\*Bert Yost questioned the concerns by the APA of the effect of the outside Jacuzzi on the septic system. Ralph explained that they would not be hooked up to the septic system.

\*There are no garbage disposals and all water saving fixtures.

\*Bert Yost will contact Susan Parker tomorrow.

\*Ralph noted that there are no changes to the plans and that they will address the incomplete questions to the APA.

## **Bob Peters took over the meeting as Chairman**

### **NEW BUSINESS-None**

#### **PUBLIC COMMENT**

- \*Todd Ottenstein questioned how the board can tell the public what to say at a public hearing.
- \*Bob Peters felt the board should not be abused by the public and does not have to be personally attacked and the board has the right to stop public comment at any time.
- \*Ginny Crispell noted that there are rules concerning the conduct of the public and that the rules will be provided at the public hearing
- \*Todd felt people should not be repressed but should be respectful.
- \*Justin Grassi spoke reiterating the concerns of the APA. They agree with the APA to limit the size of the subdivision. He questioned if the APA came back to do the perk tests again and was told that this was not going to be repeated.
- \*Todd stated that he offered to go down in number of lots but if he did he would build 2 monster houses on the lots but that he did not wish to do that. They plan on keeping everything invisible to the Gettens. Todd discussed the location of the storage shed. 121 Hardy has been revegetated. Todd is answering all concerns of the APA. If this board wants them to reduce the number of lots then he would do that but will then build two monster houses but does not wish to do that. This would not guarantee invisibility to the neighbors. Ray Curran questioned what the APA would prefer. Todd felt that the APA will be happy with the project as it is if the Town is satisfied.
- \*Ginny stated that this board will generally support what the APA approves.
- \*Todd questioned if there were any problems with the peninsula lot....there were none.
- \*Todd questioned if there were any problems with the 4 lots....there were none.
- \*Tony saw no problems; Ray had none; Bert had none.

#### **CORRESPONDENCE**

1. Essex County Clerk- A map was filed on 10/28/15 for Adirondack Vacation LLC
2. Letter from the WVFD stating that driveways should be cleared to 12 feet high and 12 feet wide with a 6 inch base of crushed gravel.

#### **DISCUSSION**

##### **1. Special Comments**

- \*Thank you to Shirley Lawrence for doing minutes for x number of years.

**ADJOURNMENT:** Motion to adjourn at 7:30 by Bert Yost; carried unanimously.