

Wilmington Planning Board Meeting

Meeting Minutes

March 7, 2016

Board Present – Bert Yost, Bill Eaton, Sherry Button, Susan Corvelli

Public Present – Michelle Preston, Attorney Dean Schneller, Derrick Martineau, Randy Preston, Steve Corvelli, Carl Calarco, Ralph Schissler, Tony Nickinello, Justin Grassi, Bill Wonderlin

Meeting Called to Order: 7:00pm

Approval of December 7, 2015 Minutes: Under the advisement of Attorney Schneller, December Minutes were not “formally” approved at the meeting due to the reappointing of the board and only one prior member being present.

I. Monthly Building Report – Derrick Martineau

- No New Permits issued
- Many Applications in picked up this month – expecting new projects to begin soon
- Checking old files for inspections and fire codes to make sure all is up to date
- Creating a spreadsheet w/tax map for next meeting

II. Old Business

A. Update on 57 Hardy Rd Subdivision – Presented by Ralph Schissler

- Permission granted for Todd Ottenstien to listen via phone – no comments allowed
- Recap given to update new board members
 - 4 lot subdivision approx. 25 acres
 - Currently single family dwelling and will split into 4 parcels total
 - Items that needed to be fixed for APA to include : map drawn to scale, shifting of driveway, several small misc. were all fixed
- As of February 18th the APA has deemed the application complete and it will go before the APA board on April 14/15th
- In regards to questions of the Property being used as a wedding venue, the purpose is to hopefully have it be a “buyout” for lodging. It is not being marketed as a wedding venue and is not for that purpose.
- Emergency Vehicle accessibility concerns taken care of
- Bert suggested new board members take a tour of the Property to better understand it. Arrangements will be made to accommodate.

Questions/Comments

- Attorney Schneller asked if the Environmental Assessment Form was complete and if they would like for the board to give their approval at the meeting. It was determined that it would not save any time since the APA meeting isn't until April. This will allow members that opportunity to tour the property.
- Justin Grassi comments:
 - Questioned Wetlands, requesting an expert to be hired. Bert responded with it not being an issue with this particular property as with other properties which had high slopes and run off concerns. Therefore the board is not needing to get involved.
 - Request for Mean water mark – Beaver Brook
 - Questioned Flood zone for the houses – APA will address

- Hot tubs – Storm water, cleaned how?
- Driveway turnaround plans
- Vegetation Screening outlined –Ralph stated several plants will be planted to block lights
- Use of Property – intended use and limitations put in place – Bert says it's hard to do on private property
- Request all board members visit the site

III. New Business

A. Flume Falls Estates Subdivision (24 Abbey Way) Presented By Ralph Schissler

- Property is off from Springfield Rd currently owned by Boothby – under contract with Todd Ottenstein
- 22 Acres
- Asked Bert to recuse himself in future meetings due to his property being across the river from the project
- 4 lots, gravel road, town water
- Onsite septic
- Not near wetlands
- Private road access
- Meeting with APA on April 25th about Wetland setbacks
- Wetlands are a drop-off from the rest of the property
- Extending invitation to board for tour
- No concerns with the board at this time

B. Whiteface Chalet Subdivision – Presented by Carl Calarco

- Proposing to divide the existing building into 4 units
- Started with plans in 2014, February 2015 APA approved plans for new septic. 1 for each unit.
- Public Water
- Shared Driveway
- Downstairs is already gutted due to damage from a water break
- Looking for approval as soon as possible

Questions/Comments

- The board would like more time to look over the plans
- Derrick Martineau says thing look good to him at this time. There are no issues with the fire walls since preexisting breaks will be used.
- Attorney Schneller asked to make sure that all APA permits are done, no conditions were seen at this time.
- Bert says Waterfront Assessment form needs to be completed
- Public hearing is required
- Mr, Calarco asked that we move this along as quickly as possible.

IV. Correspondence

No correspondence this month

Motion to Adjourn –Bill Eaton

Second – Susan Corvelli

Adjourned at 7:43

Submitted by

Michelle L. Preston