

Present: Ken Edgar, Acting Chairman; Don Saltzman, Britta Lerner, Jim Carlon, Sally Korsh, Tom Failla – Jane Connolly, absent
Land Use Director, present.

Meeting digitally recorded on 11/18/13

Acting Chairman, Ken Edgar, welcomed new member Tom Failla to the Commission and congratulations to Sally Korsh, Britta Lerner and Jim Carlon for being re-elected.

DISCUSSION/DECISION: APPLICATION FOR APPROVAL OF LOT DEVELOPMENT PLAN, 11 HILL CREST LANE (LOT 5) BARCELLO SUBDIVISION (11 HILL CREST LLC –R. ALTMAN)
Application withdrawn

DISCUSSION: DETERMINATION OF BUILDING LOT STATUS, 114 TREADWELL LANE (LOT 2R, MAP 3545) (WYRNN)

Mr. and Mrs. Wyrnn were present to discuss with the Commission members their property at 114 Treadwell Lane to be declared a building lot. They have submitted an A-2 survey, a septic system plan and a soil scientist's report. The Land Use Director stated that 114 Treadwell Lane is a vacant parcel, approximately 6.28 acres, shown as Lot 2R on WLR Map 3545. The Commission approved Lot 4R on Map 3545 on March 12, 2001. For some reason Lot 2R was not approved at the same time.

In addition former Code Enforcement Officer Robert Turner questioned whether the lot had proper access and frontage as the Common Driveway is not held in common ownership as required by the Zoning Regulations Section 321.5c. It was stated then that 2R had a legal right of way over the common driveway area which is part of Lot 1, as shown on Map 2960 and 3545 and related deeds.

The Conservation Commission approved a driveway (with a wetland crossing) for 2R in 2002. Mr. Niewenhaus in his application statement, Lot 2R is described as "the remaining lot that was approved for Mr. Niewenhaus by the Conservation Commission and eventually the Planning & Zoning Commission in 2001. That approval has since expired. Mr. Niewenhaus did not apply for a zoning or building permit after he obtained his Conservation approval.

A discussion followed to include the legal status of the common driveway and its width to Treadwell Lane and maybe a possible land swap. Also discussed the frontage for this flag lot. After the discussion the Commissioners felt that an Engineer and or Surveyor could help the Wyrnn's to solve the frontage issue and the specifics of this common driveway relating to the Zoning Regulation 321.5b and to include a survey grid; trying not to involve wetland issues.

DISCUSSION/DECISION: APPOINTMENT OF RIDGE YOUNG AS THE PLANNING & ZONING COMMISSION'S SWRPA REPRESENTATIVE FROM JANUARY 1, 2014 TO DECEMBER 31, 2015.

Ridge Young was present and discussed the possible future of SWRPA including COG and the seven municipalities that are involved. The Commission thanked him for doing this job and moved as follows:

Don Saltzman moved that the Commission approve Ridge Young as the Planning & Zoning Commission's SWRPA Representative from January 1, 2014 to December 31, 2015. Seconded by Sally Korsh. Vote in favor (6-0) Jane Connolly absent.

APPROVAL OF MINUTES:

Don Saltzman moved that the Commission approve the minutes of October 21, 2013 as edited by Ken Edgar and the Land Use Director. Seconded by Jim Carlon. Vote in favor (5-0) and one absention by Tom Failla who was not a member of the Commission at this time. Jane Connolly absent.

Don Saltzman moved that the Commission approve the walk minutes of October 12, 2013 as submitted by Britta Lerner, Commissioner. Seconded by Jim Carlon. Vote in favor (5-0) and one absention by Tom Failla who was not a member of the Commission at this time. Jane Connolly absent.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimously approved on 12/2/13