

Present: Jane Connolly, Chairman; Stephan Grozinger, Vice Chairman; Don Saltzman, Britta Lerner, Ken Edgar, Sally Korsch, James Carlon

Also Present: Tracy Kulikowski, Land Use Director, Peter Romano, Land Tech, Joseph, Lois and Alex Ryan

SPECIAL MEETING/SITE WALK, 13 BERNHARD DRIVE

The Commission arrived at 9 am as scheduled. The Commission viewed the site conditions in the front of the house. Mr. Romano presented options for bringing the house into conformity with the current height regulations (currently the home exceeds the 35' height limitation). The options include a number of potential locations for a 30-36" retaining wall and additional soil placed behind that retaining wall around select areas of the foundation in the front, on the side and in a couple of places in the back of the house. In the front of the house, a retaining wall close to the foundation as well as a modification the existing retaining wall was discussed. The need for fire safety/ladder access was mentioned. It was noted by the applicant that the portion of the home that exceeds the height limit is the top of the window dormers. The Chairman noted that any discussion of intent of the regulation and additional details should be saved for the next P and Z meeting.

The Commission continued around the property to view all parts of the house to be affected by the proposed grade changes. The grade adjacent to rear patio and garage areas would not be changed.

The meeting was adjourned at 9:35.

Respectfully Submitted:

Britta Lerner and Tracy Kulikowski

Approval: Unanimous approval on 9/16/13