

**TOWN OF MIDDLESEX**  
**PLANNING BOARD**

Minutes

Wednesday July 11, 2018-7 pm

Board Members present: Acting Chair – Bruce St. Lawrence; Board Members: Lynn Lersch, Robert Mincer; and Dawn Kane – Code Enforcement Officer

Public Present: Jay Saylor, Karl Neubauer, James Fonzi, Jason Dekouski, Dennis Roussell, Nancy Evans, Dave Moynihan

Acting Chairman Bruce St. Lawrence called the Planning Board meeting to order at 7:02 pm.

Draft Minutes from June 6th were reviewed by the Board. The review was tabled until August when all Board Members would be present.

Agenda:

Site Plan Reviews:

1. App. #032718-SPR/Agent James Saylor representing property owner James Fonzi of 5980 Widmer Rd requests Site Plan Review for a proposed detached garage and improvements to an existing retaining wall, Tax ID 31.03-1-3.1, (LR)
2. App. # 050218-SPR/Jason DeKouski requests Site Plan Review w/ Special Conditions to locate a Commercial Boat Servicing & Repair Business at the Sawmill location between #364 and Elwell Road, Tax ID # 012.04-1-10.11, (HB)
3. App. #051418-SPR/Dave Moynihan of 6367 Vine Valley Rd. requests Site Plan review for a 2-Lot Minor Subdivision, Tax ID # 11.75-1-7, (LDR)

Conceptual Review:

4. App. # 070518-SPR/Dennis Roussell of 99 St. Rt. #245 requests a review for the installation of a New Manufactured Home on an existing house site, Tax ID #003.42-1-6 (HR)

Site Plan Review of Old Business:

1. App. #032718-SPR/James Fonzi of 5980 Widmer Rd requests Site Plan Review for a proposed detached garage and improvements to an existing retaining wall.

CEO Kane summarized the application reminding the Board Members they had reviewed the preliminary plans in June, recommending site map revisions at that time. Engineer Jim Saylor has submitted new maps, C-1, C-2, A-1, S-0 and S-1 and the Code Office had requested Foundation Plans which Mr. Saylor brought with him for Board Review. Jim Saylor was there to present the following for discussion:

- a. Onsite area for site spoils was shown on Drwg. C-1 with designated silt fence shown surrounding the area.
- b. Grade elevations were adjusted and a typical section detail was added on Drwg. C-2 of the swale located in a two-foot strip between the soldier pile wall and the rear garage wall.
- c. Management of water drainage at downspouts was shown on Drwg. C-2 as well as a detail of the wattle drainage.

Board Member St. Lawrence voiced his opinion that a review of the foundation plans would not be necessary as they were engineer stamped plans and would be within that engineer's jurisdiction of

responsibility. All plans seemed to be congruent to the Board's previous recommendations with the following minor revisions that could be addressed through the Office of Code Enforcement prior to final permitting:

- Provide on Final Site Plan all existing site contours to be visible through the structural footprint of the proposed garage.
- Extend the 6" perforated pipe north to the existing flat area and provide stone at discharge where pipe daylight to reduce impact of storm-water runoff.
- Provide a typical section view through the 6" perforated drain pipe and 18" stone retaining wall for a clear understanding of installation requirements.
- Engineer of record to inspect the site for conformance to design prior to foundation concrete being poured. This inspection would be coordinated with the Code Enforcement Officer with a report of site sign-off report submitted to Code Office for files.

Without further discussion a motion to approve the application with these conditions was offered by Lersch and seconded by Mincer. All Board Members present voted in favor. Motion so carried with none opposed.

2. App. # 050218-SPR/Jason DeKouski requests a Preliminary Site Plan Review with Special Conditions to locate a Commercial Boat Servicing & Repair business at the Sawmill location between Elwell Road and #364 in the Highway Business Zoning District.

CEO Kane stated that since the conceptual review in June, Jason had reconfigured his property and had submitted a letter to the Code Office, confirming contract with local Pelican Point Marina stating the nature the contract and confirmation that there would be no mechanical repair work contracted. He had staked out onsite using a cone a point on his property that depicted the 100 ft. radius point from which all the business' land use must remain within and away from the neighboring property line on Elwell Road as part of Special Conditions placed on the application per zoning.

Applicant Jason DeKouski presented to the Board that he had decided to change his Marine Sales area as previously depicted on his submitted Site Map to the triangular apex of Elwell and Rte. #364. He planned to move the trailer now parked by the Barn off the property. All Business access would be from Rte. #364. He would not be open to the public, so traffic would remain minimal. The area marked as Boat Parking on the Site map, on the south side of the Barn would be considered the temporary overflow area for parking boats, hoists, docks housing them prior to their being worked on seasonally. This area was protected from #364 roadway by a guardrail and would be empty in the winter months. Possible future building expansion might include constructing a pole barn in this area for the purpose of inside storage. Jason stated it was not his intent to grow his business, nor to advertise for public interest, but to maintain steady work sub-contracting out to local marinas to detail boats.

Board discussion developed inquiring where the waste materials would be dispersed to. Jason stated he used approximately 250 gallons of water per season that would be hauled in and then eventually dispersed into the ground. Dawn soap would be added to clean boats.

Without further discussion, the following conditions per Sec. #402, Sched I, B #11 and Special Conditions per Sec. 501.0 and 501.14 became part of a conditional approval to be resolved prior to permitting through the Office of Code Enforcement:

- Provide Code Office with intent for disbursement of all waste materials used during boat servicing and would be monitored annually as part of permit renewal.
- Revise site map to show proposed "Marine Sales" relocated to far northern tip of parcel.

- Revise wording on Lot entitled “Boat Parking” to include “Temporary Parking for Boats, Hoist, & Docks” as the proposed Business Overflow Area. This area to be maintained in an organized and slightly fashion or visual buffering will be required.
- Remove RV parked at south end of existing barn.
- No such land use shall be located less than 100 ft. from the lot line of a residence existing prior to zoning or 50 feet from any lot line. This condition includes business access off of Elwell Rd. which shall provide a buffer and minimize impact to residential homes on Elwell Rd.
- The above conditions to be monitored as part of the Operating Permit to be issued annually through the Code Enforcement Office.
- Letter from property owner stating proposed business use is permitted.

A motion for conditional approval was offered by Board Member Mincer and seconded by Board Member Lersch. The motion so carried with all Board Members present voting in favor. None opposed.

New Business:

3. Application #051418-SPR for David Moynihan of 6367 Vine Valley Rd. requests Site Plan review for a 2-Lot Minor Subdivision, Tax ID # 11.75-1-7, (LDR)

Ms. Kane stated this application requested Lot #2, depicted on the survey as a vacant lot, to be separated from Lot 1 which currently included a two-story single-family residence, with the intent to build a new residence in the future.

Board discussion developed as the road frontage for Lot 2 was not in compliance being under the 300 feet lot requirement for Low Density Residential. It was recommended that Mr. Moynihan reconfigure the road frontage by combining Lot 2, Tax Map ID# 11.75-1-7 with a vacant contiguous lot, Tax ID # 11.83-1-1 to acquire the road frontage necessary to be in compliance, without need to apply for a variance. If resolved through survey reconfiguration and re-submitted to the Code Office prior to filing with the County, the Board agreed to conditionally approve the subdivision. Board Member Mincer offered the motion and Board Member St. Lawrence seconded the motion by an action resolution reflecting such revisions, submitted with survey map revisions to the Code Enforcement Office. The motion so carried with all Board Members present voting in favor. None opposed.

Conceptual Review:

4. App. # 070518-SPR/Dennis Roussell of 99 St. Rt. #245 requests Conceptual Review for installation of a new foundation to accept a newly purchased Manufactured Home on an existing house site, Tax ID #003.42-1-6 (HR)

CEO Kane stated Mr. Roussell had lived on this parcel for the past 5 years. The applicant wished to install a new 4-bedroom manufactured home onsite and demolish the existing residence. The existing septic had been reviewed and approved by George Barden. The estimated time for completion and move-in would be prior to winter setting in. All certifications and setbacks were in compliance with Town’s code requirements.

Without further review, a motion to approve the application as presented was offered by Lynn Lersch and seconded by Robert Mincer. Motion so carried with all Board Members present voting in favor. None opposed.

A motion to adjourn the meeting was offered by Lynn Lersch and seconded by Robert Mincer. Motion so carried with all Board Members voting in favor. None opposed.

Meeting adjourned at 8:45 pm

Next Meeting: August 1, 2018

Draft Minutes submitted by L. Lersch

Minutes approved on August 1, 2018