

PLANNING COMMISSION
MAY 31, 2005 – 7:00 P.M.
TOWN HALL ANNEX – ROOM 2

I. ROLL CALL

Present: Sherrard, Steinfeld, Roper, Pritchard and alternates Munn and Kane

Staff: Goodrich and Murphy

Chairman Sherrard called the meeting to order at 7:00 p.m.
Chairman Sherrard appointed Munn to sit for the vacancy

II. PUBLIC HEARING

1. Woods Walk Subdivision Modification, 1101 & 1078 Pleasant Valley Road (17 lots) - continuation

Michael Scanlon, DiCesare-Bentley Engineers, 100 Fort Hill Road presented on behalf of the applicant. He reviewed the latest revisions to the subdivision plans that were made to provide a location for an active recreation area while maintaining all 17 building lots. Lot lines for lots 6 and 7 were adjusted to increase the area and frontage of the existing open space in an area that met the requirements for active recreation space. He stated that Parks and Recreation had reviewed the proposed site for its appropriateness for a play area or tot lot. He introduced Richard Paige, Kentco Development Co. the future owner of the property. Mr. Paige reviewed the type of housing he was proposing for the site. He stated he planned to market the housing to older professional people without young children. He stated he was willing to put the funds equal to the cost of developing the playground aside to build it later if children did move into the development.

Staff reviewed the location of the proposed active recreation area. Staff stated that the location and size of the area would accommodate play equipment. Staff stated that Parks and Recreation approved the location and supported the installation of a play area if the development was not going to be age restricted by deed. Staff stated that since it is not an age-restricted development there could be children living there. A modification to the plan could be requested later if those plans change.

Dr. Grob, owner, stated he was in favor of moving the project along.

Pritchard asked if the sidewalks are continuous all around the proposed cul-de-sac. Staff stated yes.

Roper stated he still supports the tot lot.

Kane asked to review the location of the sidewalk in relation to the set back of the tot lot area from the proposed road. Mr. Scanlon stated the sidewalk is

within the road right of way and the tot lot would be at least 10 feet back from the edge of the road.

Munn stated he supports the playground since there is no age-restriction on the development.

Roper asked if the revised lots still meet the Zoning Regulations.

Mr. Scanlon responded that the lots meet the bulk requirements of the Zoning Regulations and the Building Official would have additional review when the individual lots were developed.

Chairman Sherrard asked if there were any waivers. Mr. Scanlon responded that there were no requests for waivers but that the applicant was not providing sidewalks along Pleasant Valley Road frontage as was permitted during the first approval.

Chairman Sherrard asked for public comments. There were none.

MOTION: To close the public hearing for Woods Walk Subdivision Modification, 1101 & 1078 Pleasant Valley Road (17 lots).

Motion made by Chairman Sherrard, seconded by Munn, so voted unanimously.

Chairman Sherrard asked about the timing for the construction of the tot lot. Staff stated that the tot lot installation was part of the public improvements required for this subdivision that must be completed and offered for acceptance by the Town before the building permits for the final 10% of the lots can be issued.

MOTION: To approve the Woods Walk Subdivision Modification, Pleasant Valley Road, with the following modifications:

1. Due to steep slope conditions, note on the plan that all house locations shall be less than 25% slope.
2. Note on plan per Section 4.2 (4) of the Subdivision Regulations that all driveways greater than 10% grade shall be of an all-weather paved surface and that no driveway shall be greater than 15% grade.
3. Note on lot layout sheet that houses on individual lots 7, 8, 9 and 12 shall contain sprinkler systems.
4. Active recreation space shall be provided between lots 5 & 6 in an area titled "Available for recreation area, 2610 square feet" as shown on revised plans dated May 31, 2005 and shall include the installation of play equipment that includes equipment for pre-school aged children. The structure shall meet Americans for Disability Act (ADA) specifications and include varied play experiences. A safety surface shall be provided. A vinyl-coated fence shall be

provided surrounding the equipment. All playground equipment, arrangement, installation, fencing, lighting, and surfacing shall be approved by the Parks and Recreation Department and the Director of Planning and Development.

5. A grading plan for the active recreation area shall be submitted and approved by the Environmental Planner.
6. Final plans shall be submitted that include the revised lot layouts and details for the active recreation area including fencing, landscaping, and lighting as required by the Parks and Recreation Department and the Director of Planning and Development.
7. Technical items raised by staff shall be addressed.

Note: The Planning Commission is not requiring a sidewalk along the eastern side of Pleasant Valley Road North from Murphy's Drive south to the property boundary.

Motion made by Chairman Sherrard, seconded by Roper, so voted unanimously.

III. ADJOURNMENT

Motion to adjourn at 7:35 p.m. by Roper, seconded by Munn, so voted unanimously.

Respectfully submitted,

Margil Steinfeld