

TOWN OF STILLWATER
PLANNING BOARD MINUTES
MEETING OF 10/15/07

Present: Vice-Chairman Michael Van Patten, Patricia Paduano, Peter Buck, John Girard, Paul Tompkins and Tom Rinaldi

Also Present: Scott Ronda-Town Attorney, Joel Bianchi-Town Engineer, Ken Petronis-Town Council

7:30 PM Vice-Chairman Van Patten called the meeting to order and requested a motion to approve the minutes of the previous meeting.

MOTION to approve the minutes of the 09/17/07 Planning Board meeting. Made by P. Buck, seconded by T. Rinaldi.

MOTION CARRIED 5-0-1 (P. Paduano abstained as she was not present for this meeting.)

Guana Collins
21 Van Ness Road
Minor Subdivision - PB2007-11-253.-2-3.11

Representing Ms. Collins before the Planning Board was Mark Calicchia. Ms. Collins has property (15.24 acres located in the LDR zoning district) that Mr. Calicchia has entered into an agreement with her to purchase a portion of that land after the subdivision. Mr. Calicchia explained to the Planning Board that several years ago he turned down the opportunity to purchase this land; it is contiguous to his father's property on Van Ness Road. The offer to purchase the land has been made to him again and this is why he is before the Board this evening. Ms. Collins will retain a 1.5 acre parcel (1.5 acre with public water is conforming in the LDR district) and the remainder of the property will be purchased by Mr. Calicchia.

J. Bianchi indicated that he has reviewed the map and the map meets the Town of Stillwater criteria.

MOTION to approve Resolution 2007-19, which determined this project will not have a significant effect on the environment. Made by J. Girard, seconded by P. Tompkins.

A roll call vote was taken:

P. Buck	Yes
P. Paduano	Yes
J. Girard	Yes
T. Rinaldi	Yes
P. Tompkins	Yes
M. Van Pataten	Yes

Resolution 2007-19 is approved.

MOTION to approve Resolution 2007-20, granting approval to a two-lot minor subdivision. Made by T. Rinaldi seconded by P. Paduano.

A roll call vote was taken:

P. Buck	Yes
P. Paduano	Yes
J. Girard	Yes
T. Rinaldi	Yes
P. Tompkins	Yes
M. Van Pataten	Yes

Resolution 2007-20 is approved.

Michael E. Garland
3 Ferris Street
Lot Line Amendment - PB2007-14-262.5-1-10 and 262.5-1-25

Mr. Garland was represented before the Planning Board by his son, Michael Garland. The Garlands home was destroyed by a fire in 1990. When a new house was constructed, it was situated in the middle of two lots, both owned by the Garlands. In order to obtain a lot line amendment, the Garlands would need to appear before the Zoning Board of Appeals to obtain a total of five variances. The variances were approved at the 09/24/07 ZBA meeting. (ZB2007-19 and ZB2007-20).

MOTION to approve Resolution 2007-17, which determines that this proposed project will have no significant adverse impact on the environment. Made by P. Buck, seconded by J. Girard

A roll call vote was taken:

P. Buck	Yes
P. Paduano	Yes
J. Girard	Yes
T. Rinaldi	Yes
P. Tompkins	Yes
M. Van Patten	Yes

Resolution 2007-17 is approved.

MOTION to approve Resolution 2007-18, for a lot line amendment. Made by T. Rinaldi, seconded by P. Tompkins.

A roll call vote was taken:

P. Buck	Yes
P. Paduano	Yes
J. Girard	Yes
T. Rinaldi	Yes
P. Tompkins	Yes
M. Van Patten	Yes

Resolution 2007-18 is approved.

Old Business – There was no old business discussed.

New Business – There was no new business discussed, Vice Chairman Van Patten handed a packet of training information he had downloaded

MOTION to adjourn Made by T. Rinaldi, seconded by P. Tompkins.

MOTION CARRIED 6-0

The meeting was adjourned at 7:55 pm.

Respectfully submitted,

Tammy Russell

