

PUTNAM PLANNING BOARD

September 9, 2009

The Putnam Planning Board met on September 9, 2009 at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Robert Rudt, Tim Condit, Richard Beebe, Richard Malaney and Ed Marra. Other guest included: Chris Navitsky, Ed Hunter, Burt Windle, Brian Bain, Peter Leyh, Mike Anderson, Andrew & Joyce Manchester, Tom Hutchins, Cecile Rudt, Sarge Condit, Ray & Sally Freud, William Ball and Wayne Busby.

Public Hearing

Joe & Nancy Fisher – Sarge Condit was there to represent the Fishers but Tom Conrad was not present at the time of opening the Public hearing. Mr. Condit wanted to wait for Tom.

RESOLUTION #93: Motion was made by Tim Condit to recess the public hearing for the Fishers until after the regular meeting. Seconded by Robert Rudt and passed unanimously.

RESOLUTION #94: Motion was made by Richard Malaney to approve last month's minutes. Seconded by Richard Beebe and passed unanimously.

Edward Hunter – Ed Hunter and Wayne Busby approached the board again regarding constructing a 20'x40' slab with a roof to house his RV trailer with wheels. This proposal is located on the Gull Bay Road. The site plan review law defines this proposal as a campground which is subject to the requirements of Article 7 per Town Attorney, John Breitenbach. The applicant disagrees, he feels that Article 7 deals with multiples and he is only a single camper. According to the regulations the trailer would need to be moved after 4 months or a waiver will need to be granted. An anonymous neighbor has concerns with covenants on the deed. Mr. Hunter states there are no covenants on his deed. The applicant will have to prove that none exist.

Sally & Ray Freud – Sally and Ray presented more information on their subdivision proposal to divide their property on 4435 Link Way into 2 lots. 1 lot will be 2.75 acres and lot 2 will be 2.25 acres. A topo map was presented. They showed a potential house location. 2 septic test pits were dug, both pits perked. An engineer will need to design and verify the perk for the septic plan. The septic site is over 200' from the lake. Access to Lot #2 is by Link Way which is owned by the Land Conservancy. A waiver will be needed since Link Way is not a town road. The applicant will need to write a letter to request a waiver. The board suggested the applicant increase the easement from 20' to 25' on Lot #2. The APA has determined the project non-jurisdictional. A \$50 fee was collected.

Grace & Joseph Dillon Jr. - Brian Bain is representing the Dillon's in a site plan proposal to raise the roof and add a bedroom to their existing home on 5131 Bayview Way. They would like to add approx. 432 sq. ft. more. They will need septic approval from Wm. Ball. Neighbors will need to be notified. A \$25 fee was collected.

Mark & Karen Faeth – Tom Hutchins, engineer, is representing the Faeths in a proposal to construct a 36x56' 3 bedroom home on The Sagamore Road. The excavation was done previously. The driveway is very steep but will be upgraded. A new waste water system will be constructed with a pump station and absorption field in an area up by the road which is over 500' from the lake. They have a LGPC Stormwater Permit. Neighbor Andrew Manchester made comments on the stormwater runoff. He would welcome any diversion of water. He would like to see the drains installed prior to the house construction. He would like to see the garage construction postponed until they see how the stormwater is handled with the house construction. The applicant is willing to hold on the garage and submit as a second application. Mr. Manchester also requested for the contractor to save the large oak tree near the garage site location. The board asked for a vegetation plan with plans for access to the lake and dock. The applicant needs to pay the \$25 SPR fee.

RESOLUTION #95: Motion was made by Robert Rudt to deem the Faeth site plan proposal a Type 2. Seconded by Tim Condit and passed unanimously.

RESOLUTION #96: Motion was made by Robert Rudt to set a Public Hearing for the Mark & Karen Faeth proposal for October 14th. Seconded by Richard Malaney and passed unanimously.

Mike Anderson – Mike spoke to the board about a potential subdivision of his property on Backus Lane. He has a total of 77 acres and he would like to subdivide out a 2 acre lot with the house for his daughter. He has submitted a request to the APA. The board told him he will need a potential septic location on the 75 acres and a potential well and house site. He attended the meeting for information only.

RESOLUTION #97: Motion was made by Tim Condit to reopen the public hearing for Nancy & Joe Fisher. Seconded by Richard Malaney and passed unanimously.

Public Hearing

Nancy & Joe Fisher – *Galen recused himself. Tom Conrad is representing the Fishers in a SPR proposal to construct an 816' addition and a 600 sq ft porch on their existing home on 5183 Sagamore Road. The APA has determined the project non-jurisdictional. The LGPC declined their stormwater plan. Engineer Mr. Tom Hutchins will be designing a new plan and submitting to the LGPC. Sarge Condit commented on the septic. The board would like to see a barrier installed to avoid traffic on the leach area to comply with Septic Regs section 3.20. Public Hearing closed at 9:25.*

RESOLUTION #98: Motion was made by Robert Rudt to allow contractor, Tom Conrad, to enclose the basement as long as silt fencing is used. This part of the project doesn't fall under the Planning Boards jurisdiction and he was directed to the building inspector. Seconded by Richard Malaney and passed unanimously.

It was brought to the attention of the board that Tom Eliopolous's gate house on Gull Bay has had an addition built with out a site plan permit. The size is bigger then the threshold allowed to not require a permit. The board asked the code inspector to issue a cease & desist order until the proper permits are acquired.

Campground (\$50 annually) and mobile home park fees (\$250 for 10 or less + \$50 for each one over 10) were discussed. The board also felt it was time to increase the Site Plan Review fees and Subdivision fees. Robert Rudt will discuss these issues with the town board and report back to the Planning Board.

It was also discussed that anytime a board member receives information regarding a proposal it should be given to the clerk or the chairman prior to the meeting so that all board members have a chance to review the information.

The Planning Board has no recourse on making Fred Granger remove his trailer on Route 22 until it becomes an unsafe condition. He can not habitat this trailer.

RESOLUTION #99: Motion was made by Tim Condit to adjourn this month's planning board meeting. Seconded by Ed Marra and passed unanimously.

Respectfully Submitted,

Paula M. Wilson
Clerk

Next month's meeting October 14, 2009 at 7pm

Minutes Subject to approval