

**PUTNAM PLANNING BOARD**  
**May 12, 2010**

The Putnam Planning Board met on May 12, 2010 at the Putnam Town Hall. The following board members were present: Chairman Galen Seerup, Tim Condit, Ed Marra, Joe Rota, Richard Malaney and Richard Beebe, and Robert Rudt. Other guest included: Chris Navitsky, Ray Freud, Cecile Rudt, Joe Fuerst, Ed Grennon, Don Darrah, Joe Hole and Wayne Busby.

**RESOLUTION #21:** Motion was made by Joe Rota to accept the April minutes. Seconded by Richard Malaney and passed unanimously.

**Edward Grennon** – Ed brought back to the board a site plan proposal located on 4042 Beach Lane. He would like to remove the existing structure and replace with a new structure set back from the road. He indicated the lot is too small for the proper setbacks. The pre-existing structure is non-conforming. The new proposal is better suited but would require a Waiver under Sec. 8.030. He submitted a written waiver due to the limited lot size. He also submitted an APA non-jurisdictional letter. Need to collect the SPR fee.

**RESOLUTION #22:** Motion was made by Robert Rudt to accept the Waiver submitted by Ed Grennon. Seconded by Ed Marra and passed unanimously.

**RESOLUTION #23:** Motion was made by Tim Condit that the Edward Grennon site plan proposal is a Type 1. Seconded by Richard Malaney and passed unanimously.

**RESOLUTION #24:** Motion was made by Tim Condit to hold a Public Hearing on the Edward Grennon proposal on June 9th. Seconded by Joe Rota and passed unanimously.

**Tom Eliopolous "Glenburnie Estates East"** - Joe Fuerst is representing Eliopolous. Tim Condit recused himself. They changed from the previously 13 lot submitted plan to a 10 lot plan. There will be 9 home site lots with the 10<sup>th</sup> lot being vacant with no plans. All perk tests have been done and passed. The APA has visited the sites and mapped out the wetlands but no permit to date. Subdivision fees need to be collected.

**RESOLUTION #25:** Motion was made by Joe Rota to accept the Eliopoulos sketch plan and deem it a Major subdivision. Seconded by Ed Marra and passed unanimously. Tim Condit recused himself.

**Tom Eliopoulos – "Gull Bay"** - Joe Fuerst is representing Eliopolous. They changed from previously submitted plan to a revised 4 or 5 lot subdivision. They will need APA permit. Subdivision fees need to be collected.

**D R A F T**

**RESOLUTION #26:** Motion was made by Joe Rota to accept the Gull Bay sketch plan and deem it a Major Subdivision. The plan doesn't fulfill Sec. A or C of the Minor Subdivision classification. Seconded by Richard Beebe and passed unanimously. Tim Condit recused himself.

**JAMES DOUGLAS** – Don Darrah is representing Mr. Douglas in a subdivision proposal located on the Lake Rd. and Co. Rt. 3 in the Town of Putnam. He would like to subdivide 296.4 acres into 15 lots. There is an existing gravel road that will access 6 of the lots. The board told Mr. Darrah it will need to be brought up to town specs. The remaining lots front on town road already. They currently have an application submitted to the APA. Subdivision fee will need to be collected.

**RESOLUTION #27:** Motion was made by Joe Rota to accept the James Douglas sketch plan and deem it a Major Subdivision. Seconded by Tim Condit and passed unanimously.

**Dave Rayno** – Galen spoke with Brian Ford of the APA and they said Galen could sign off on Rayno's SPR permit. It didn't seem necessary to get an APA permit. Wm. Ball believes the setbacks are not there from the lake. Currently Mr. Rayno has an approved Site Plan permit.

Brian Grizzy of the APA will be here on Monday, June 14<sup>th</sup> at 7pm for a workshop. Board members should plan to attend.

Richard Malaney asked the fellow board members to consider changing our meeting nights due to a conflict with another board.

Galen would like town Att. John Breitenbach attend next month's meeting to discuss trailer issues in the Town of Putnam. Galen will email him and request his attendance.

**RESOLUTION #28:** Motion was made by Tim Condit to adjourn this month's planning board meeting. Seconded by Richard Malaney and passed unanimously.

Respectfully Submitted,

Paula M. Wilson  
Clerk

*Next month's meeting June 9th. at 7pm*

*Minutes Subject to approval*

**D R A F T**