

**TOWN OF SARATOGA
PLANNING BOARD DRAFT MINUTES**

November 20, 2013

Chairman Ian Murray called the meeting to order at 7:30 p.m.

Planning Clerk Linda McCabe called the roll: Chairman Ian Murray – present, Laurie Griffen – absent, Patrick Hanehan – present, Robert McConnell – present, Jennifer Koval – present, Joseph Lewandowski – absent, Brandon Myers – present, Alternate George Olsen – present.

Due to the absence of a couple Board Members, Alternate George Olsen was elevated to full voting status.

Also attending: Town Engineer Ken Martin, Jim Vianna, Justin Grassi, Jason Tommell, Mike Giovanone and many interested persons. (Sign-in sheet is on file in the Clerk's office)

Approval of Minutes: A motion was made by Robert McConnell, seconded by Jennifer Koval to accept the meeting minutes of October 23, 2013. Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – abstained due to absence of Oct. meeting, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen – aye. **Carried 5 - 0**

Approved

Public Hearing for Subdivision of the Brown Rd. Planned Unit Development

| | |
|---|---|
| Saratoga Development, LLC #10-11 | Representative: Justin M. Grassi, Esq. |
| 14 Ogden St. | The Jones Firm |
| Newark, NJ 07104 | 68 West Ave. |
| S/B/L 206.-1-34 Rural | Saratoga Springs, NY 12866 |

Returning Applicant seeks subdivision approval for the Brown Rd. Planned Unit Development.

Justin Grassi, Attorney, The Jones Firm, Jason Tommell, Tommell & Associates and Matthew Jones, Attorney, The Jones Firm, appeared on behalf of the Applicant. Justin Grassi stated to answer the question put forth last month concerning the owner of Saratoga Development LLC, the managing member of Saratoga Development LLC is Michael LaMorgese. He runs a construction and road paving business in New Jersey. He will be doing the infrastructure of the P.U.D. and will be working with the developer in this area building the homes.

Justin Grassi and Jason Tommell reviewed the 84+/- acre P.U.D. with a slide show presentation. They reviewed the 2009 Town Board approval of Local Law #1, the 2010 and 2011 amendments to said local law and the 2013 one year extension; all approved by the Town Board and to clarify, the 2009 Local Law #1 is Brown Road P.U.D. They stated there will be 14 residential lots and 1 HOA lot. There are to be 2 residential lots on the west side, 12 residential lots on the east and the 1 HOA lot to the south. They

also reviewed the architectural appearance of the proposed houses and explained they will get into those details upon site plan review and approval for each lot with the Planning Board at a later date. Justin Grassi stated tonight they are here for a public hearing for subdivision of the parcels; he reiterated they will return to the Planning Board for future site plan review and approval of each lot, which is a precaution the Town Board set in place when passing the Brown Rd. P.U.D, Local Law #1 of 2009.

Chairman Ian Murray stated that the Board has received a lot of good questions from some residents and neighbors of the Brown Rd. P.U.D. area and hopefully they will be provided some answers at this meeting. Chairman Ian Murray then read letter D of the P.U.D:

“Final construction plans for the P.U.D are subject to site plan and subdivision review and determination by the Saratoga Town Planning Board utilizing the requirements set forth in this Article, together with the criteria for site plan and subdivision review. The Planning Board is further authorized, as part of its final review, to conduct architectural reviews as to ensure exterior materials, colors, general architectural designs of all buildings are compatible with the surrounding neighborhood and overall character of the district. Such review and approval process by the Planning Board should be completed in advance of commencement of construction of individual homes.”

Chairman Ian Murray said he hopes everyone understands that this is just one step in the process; the Applicant has to get subdivision approval completed so it can go to the Attorney General, then they can file for their H.O.A. Plan. When they receive approval for that plan they can market the project. They will then come back before this Board for site plan review and approval and the Board will take care of all the details with the stormwater, roads, architectural review on the homes and all that is necessary. There are multiple steps they still have to do to get this application completed. Chairman Ian Murray asked if there were any question of the Board; there were none.

Proof of Notice having been furnished by newspaper on November 9, 2013, Chairman Ian Murray opened the Public Hearing at 7:44 p.m., asking those wishing to speak to please stand and state their name and address and to please limit their questions to 3 minutes in order to give everyone a chance to speak.

Alan Hall, 27 Hill Rd., questioned if all homes will belong to the HOA and how Lot 6 will be accessed. He was told that all homes will belong to the HOA and the access to Lot 6 will be off of the internal road system with a drive.

He was also told that the HOA will manage the access/internal roads and homeowners will manage their driveways. Justin Grassi and Jason Tommell explained the construction roads will go in first to get equipment in there and to gain access to the parcels. They will then develop the plan for the roads which will be submitted to the Town for approval by the Highway Superintendent and the Town Engineer. Once approved, the developer will put the sub-base of the access/internal roads in and they can then clear the lots and make them marketable. When that is completed they will set the driveways. There is a lot of work that needs to be completed prior to that phase and they are guided by the P.U.D; the P.U.D is the zoning regulation and law for this project.

Randall O'Dell, 99 Brown Rd., stated he'd like to thank the Board for their work and time and that he's concerned with the proposed three clustered houses (Lots 7, 8 & 9) in the Brown Rd. P.U.D, stating that when biking along this road he feels those three houses will take away the beauty of the area.

Russell Kirkwood, 26 Hill Rd., questioned if the developer has the financing to complete this project. He said the residents of that area have been waiting 7 years to know the name of the developer and he believes they should meet the developer and have the answers to their questions. He also stated he believes the Town should require a bond from the developer prior to subdivision approval to be sure the project will be completed.

Kristen Malinoski, 91 Brown Rd., stated she's a new homeowner and she too has concerns on keeping the corner of Brown Rd. & Hill Rd. safe for drivers. She is also concerned about the water; she knows there were serious issues with neighboring wells when the developer was hydrofracking and would like to know what process will be used to obtain the wells and to protect current homeowners' wells.

Justin Grassi responded that the P.U.D now prohibits hydrofracking and the remaining wells will be drilled and placement of wells will be done during the site plan approval process; due to past concerns they'll be keeping a close eye on that to be sure there are no further issues.

She then questioned what if they have issues with their well 2 – 3 years after the homes go in and Justin Grassi told her she would call the developer.

Robert Sofarrelli, 25 Hill Rd., stated the pond is important to wild life out there and questioned if they are going to protect it. He also questioned what happens if an owner no longer wants to pay their HOA fees.

Justin Grassi and Jason Tommell explained there will be no docks, no motors allowed on the pond and during construction there are very strict control measures to be used to protect it. The pond is of value to the builder and potential home owners also. Justin Grassi also told him that if an owner misses paying their HOA dues, liens will be put on the home and they will answer to the HOA.

Kristen Malinoski, 91 Brown Rd., questioned if the speed limit on the road will be addressed; currently it is 55 mph.

Chairman Ian Murray responded that the Planning Board has no control over that. He explained she would need to go to the Town Board with petitions and the Town Board would contact the state and then go through the steps required. He reiterated the Planning Board has no authority to do that, but that this has been done in the past and the state has lowered the speed limit on some of the roads in the Town.

Paul Murphy, 36 Hill Rd., stated he feels the area has been overdeveloped and asked if anyone has looked at the demand for this development.

Justin Grassi responded that the developer won't be building all the homes and having them sit vacant; he will build them as market allows.

Sergio Rapisarda, 79 Brown Rd., asked if it is true that they have no contract with a specific builder yet.

Justin Grassi responded that is correct and said they've reached out to a couple of builders/developers who have worked in the area, but no contract has been signed as of yet. They've asked one of the developers, who they are in negotiations with, to do some bulldozing out there but they won't be advertising until the HOA is established.

Sergio Rapisarda then questioned who is cutting down the trees?

Justin Grassi responded the trees were being cut by the developer they are in negotiations with.

Sergio Rapisarda stated the reason he questioned that is because a large amount of timber has been cut down and some of it has been cut from his property; actually part of his property is an area of devastation now.

Justin Grassi and Jason Tommell stated they have heard that and they are working with the construction company concerning it; it seems they had some people cutting down line-of-sight trees and some people cutting in other areas and they just went out of control. Jason Tommell stated the activity of brush hogging and downing trees is in preparation of this project.

A lengthy discussion took place concerning the cutting of trees and preparing the two lots to the west. Jason Tommell then stated, upon approval of the subdivision, those two lots to the west will be the first to be developed because they are straight forward; they don't have architectural review to go through; although they are still figuring out the extent of site plan issues from the construction guide.

Sergio Rapisarda stated he doesn't know if Jason Tommell has seen it since they downed the trees, but it is complete devastation.

Tamara Rapisarda asked who is responsible for cutting their trees; the lot being cleared is under the developer's supervision, correct?

Jason Tommell stated he doesn't know, he doesn't know the extent of the damage and hasn't been out there.

Sergio Rapisarda suggested that he go out there and see the damage and suggested that the developer and builder communicate with each other. If that is the way this project is going to start and that is 'straight forward' progress, then it is inappropriate.

Chairman Ian Murray interjected, stating that Mr. Rapisarda is correct. The Planning Board has only been made aware of this just now at this meeting. Apparently there was some communication between the so called developer that is looking to purchase the lots from the builder; the builder went in there and did this clearing and we are just now hearing about it. We are going to have our Building Inspector/Zoning Officer Gil Albert put a Cease and Desist Order on this right away and set up a meeting to make sure that none of this happens again. Until site plan, stormwater plan and everything else is in place, nothing should be taking place on any of those lots.

A lengthy discussion continued concerning the need of communication between the builder and the developer.

Chairman Ian Murray stated again that the Board appreciates being made aware of this and Building Inspector /Zoning Officer Gil Albert will issue a stop work order. He stated the Planning Board does not police the sites; the Board's contact and communications are with the design professionals and the legal team that represents the developers. The Board will be looking at what has been done and if anyone has questions they can call Chairman Ian Murray and/or Building Inspector/Zoning Officer Gil Albert.

Chairman Ian Murray reiterated until a few more steps are completed with this application, such as subdivision approval, stormwater controls being in place, erosion controls being in place, view shed protection being in place or any trees coming down or being removed, the Applicant must cease and desist or they are opening themselves up to some serious liability if they continue doing this. Chairman Ian Murray told Justin Grassi and Jason Tommell to get the message back to the developer that all activity must stop until those controls are in place and those issues resolved.

Chairman Ian Murray stated that by right of the property owner, the land can be hayed; it used to be a hay field so they can certainly hay it. They can go in with a brush hog and mow the field for land management, but as far as tree removal or stump removal - that cannot be conducted at this point until everything is completed for the P.U.D.

Terri Korb, 17 Hill Rd., asked if there are to be horses and where will they be kept. Chairman Ian Murray stated the Board can't answer that at this time, but once site plan is complete, hopefully they will have that answer.

Tamara Rapisarda, 79 Brown Rd., questioned why there are builder signs up if the subdivision hasn't been approved yet. Justin Grassi stated to generate interest and provide information.

Chairman Ian Murray stated that he'll ask Building Inspector/Zoning Officer Gil Albert to look at and rectify whatever needs to be rectified.

There was a brief discussion concerning wetlands on the property and Jason Tommell explained that there are a lot of wetlands on the property, and they have designed around them working with the topography; he also stated that all septic tanks are 100' away from wetlands on the proposed lots.

Jerry Meehan, 87 Brown Rd., questioned if the developer will be working with multiple builders; Justin Grassi responded quite possibly. Jason Tommell stated that regardless of the number of builders, they have to work within the PUD law.

Chairman Ian Murray stated this PUD law dictates everything and that is what will be followed. Again, this subdivision step has to be done before going to the Attorney General with the H.O.A. Nothing can be marketed until after the plan comes back from the Attorney General; especially since nothing meets the local law on this project at the present time.

Alan Hall, 27 Hill Rd., asked if the Chairman could take them through the process of going forward with the HOA.

Chairman Ian Murray stated this Board has to complete the subdivision process first. After that we'll know the metes and bounds of each lot, which can then be configured. Stormwater would be done, road configuration would be done, calculations of costs could be put forth, budgets could be put together for the HOA; all that to go to the Attorney General to get the plan either approved, not approved or amended, however they want to do that. This is one step in the PUD process that has to get done before they can complete the task with the Attorney General and the approval of the HOA.

Alan Hall then asked when does the Town set the bond or letter of credit terms; Chairman Ian Murray responded that will be during site plan approval. Once this phase is complete, we will go into site plan. At that time they will sit down with the actual road setup, road calculations, ditching, stormwater controls and things of that nature. Once that is all established, we will put the value on that, then the bond or letter of credit will be set up at that point.

Due to some questions put forth about the financing of this project and home styles, Chairman Ian Murray stated that the Board can't necessarily ask if someone has the money to do a project; it's a risk a developer takes. As Mr. Hall indicated, we get a letter of credit for certain work that needs to get done for the Town and if it doesn't get done, we call in that letter of credit or bond.

Chairman Ian Murray added, to get back to the style of the homes, it is all dictated in the letter of the local law and that is what will be built in this PUD. There are multiple steps the developer has to do before site plan and subdivision is just one of those steps. Each lot has to go through site plan approval prior to building permits being issued or any work to begin on any lot. They have to adhere to the PUD law set forth by the Town Board. Chairman Ian Murray stated that the Town has water regulations that have to be met also.

Maribeth Macica, 120 Brown Rd, stated she feels this project will erode the character of the neighborhood and requests the Board not approve the subdivision as shown. She then asked about the SWPP.

Jason Tommell stated that they are still working on that.

Chairman Ian Murray acknowledged that the Board did ask for that. Since the last meeting he has had a few meetings with the design professionals and Town Engineer Ken Martin. The Applicant couldn't make the timetable for the SWPP for this meeting. If this was for a normal subdivision, that would be a requirement for final approval at this point in the process. But this is a PUD and it has multiple steps; again, the PUD was approved by the Town Board. Now this Board is working on completing Town Law 276 for subdivision approval, then we still have Town Law 274A to complete, which is site plan approval for this PUD application.

The subdivision is to get the HOA plan completed so they can finish that up, get it to the Attorney General and then come back to us for site plan approval. That is where the SWPP, road construction, architectural review and everything else comes in to play.

Chairman Ian Murray then stated he understands her concerns, but this project is a multi-step process that has been in the works for years now. He stated he didn't know if she attended any of the numerous workshops the Planning Board held during 2007 and 2008 to develop this concept plan, but as she indicated earlier in this meeting, the developer could put 40 houses on that land if he wanted. This is certainly a better solution for that land and less impact on that area. This is a good, workable plan; yes, there is work to be done but again, that will be during the site plan review and approval process.

Christopher Eatz, Stone Creek Dr., stated he likes the concept of the plan and believes it fits the area; he just wants to be sure that the outcome matches the plan.

Chairman Ian Murray stated it is a local law and we'll be sure it's done to the letter of the law.

There were some questions from residents concerning the visibility on the curve of Brown Rd. and Hill Rd with the proposed location of the Lot 9 house in the Brown Rd. PUD. Jason Tommell stated they've done an informal sight distance study, but haven't completed a formal study for sight distance. That will be done during site plan review, but vehicles will be able to see clearly around the curve. The structure will be set back 100' - 125' from the road; he then stated during site plan review they can take another look at the placement of that house and do some adjustments within the 'B envelope' if needed.

Holly Safarelli, 25 Hill Rd., questioned if only 1 home is sold will it be up to the homeowner to maintain the road.

Jason Tommell responded the HOA will maintain the road and the homeowner will maintain their driveway.

Terri Korb, 17 Hill Rd., questioned if no one wants to buy a house that looks like a barn, will the design of the homes be changed.

Chairman Ian Murray responded no, that is the way it is set up within the PUD; it is the law. The developer will have to find someone who wants to purchase those styles of homes, do the architectural design, come back to the Board for approval and move forward. This law is set in stone and we will not stray from that. You can review the law on the Town's website or come in and review it.

Terri Korb then stated that they have to build all the cluster homes before beginning others, correct?

Chairman Ian Murray explained that the houses don't have to be developed at the same time; someone may want a home in the cluster lots and another may want one down by the pond lot. They don't have to build all three in the cluster lots at the same time before proceeding with building on another lot.

Jason Tommell stated they are looking for approval tonight to subdivide the individual lots within the PUD. They are working feverishly toward designing and developing SWPP for site plan review, but tonight they are here for subdivision only.

Due to questions from some of the residents in attendance, Chairman Ian Murray and Jason Tommell reviewed and clarified the purposes of the A and B envelopes on the lots.

Chairman Ian Murray asked if there were any other questions; seeing none **Chairman Ian Murray closed the Public Hearing at 8:58 p.m.**

Chairman Ian Murray then asked if the Board had any questions.

Jennifer Koval asked where the clearing of land happened, who did it, how many lots were involved and what impacts were there and to whom?

Building Inspector/Zoning Officer Gil Albert stated he first heard of this on Monday when he was down to the lake. He was told by the foreman of the builder, who is helping to build a house down the road, that he had given him permission to start brush hogging, but tonight is the first he's heard of any trees coming down and he will check into this first thing in the morning and issue them a stop work order.

Jason Tommell stated he had been asked by the contractor what is meant by soil disturbance and he told him soil disturbance is popping stumps, stripping topsoil and the contractor then asked if they could start cutting trees and he told them no soil disturbance because they don't have SWPP in place and the contractor asked him what that was and he gave them the definition and here we are.

Mr. Rapisarda stated that 80% of the trees that were cut were cut on his property. He said they didn't see what happened until the weekend after it was done since he'd been on call. It sounds to him like the developer or contractor had a prospective buyer for the lot who wanted to have a view of the lake, so they initially cut a small area at the top. Then the weekend came when he was on call; that's when all this broke loose and that's when they did the rest of the cutting, which, as he said, he didn't see until the following weekend.

Chairman Ian Murray stated for them (developer/contractor) to market the lot and have a buyer is so premature; this project is not even close to that point yet. He then stated this will be looked into tomorrow.

Patrick Hanehan stated he doesn't know if they should even vote on this tonight with all the issues of the clear cutting that took place.

Chairman Ian Murray stated he'll poll the Board to see if they want to go forth with the subdivision or table it until more information is gathered on the clearing of Lot 13 and the cutting of trees on the neighbor's property.

Poll of the Board:

Chairman Ian Murray – he would prefer continuing since the subdivision will not change and Building Inspector/Zoning Office Gil Albert will issue the stop work order.

Patrick Hanehan – Table - he's not comfortable with not knowing who is doing the clearing and who is responsible.

Jennifer Koval – Table - she is in agreement with Pat, though she likes the project.

Brandon Myers – Table.

Robert McConnell – he would prefer continuing since they are putting a stop on the builder and it is in their control now.

George Olsen – he's okay to continue.

Chairman Ian Murray stated since the response of the Board is 3-3 we will have to Table this until further investigation has been done and the Board receives some answers concerning the clearing of Lot 13 and the cutting of the trees.

Chairman Ian Murray made a motion to Table this application until the Board receives answers concerning the clearing of Lot 13 and the cutting of trees on the Rapisarda's property, seconded by Robert McConnell. Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen – aye.

Carried 6 – 0

Tabled

Chairman Ian Murray told Justin Grassi to talk to the developer and then communicate back to him and Town Engineer Ken Martin.

Chairman Ian Murray also stated the Board will be kept up-to-date concerning any information gathered on these issues. He stated these issues have a bearing on this application, but will not change the overall subdivision; though we will try to help mitigate and rectify what has happened there.

Building Inspector/Zoning Officer Gil Albert stated we now know, due to the developer's actions, that we have to stay on top of this.

Chairman Ian Murray thanked Justin Grassi and stated the Board will be waiting to hear from him.

Justin Grassi thanked the Board.

Returning

Public Hearing for Minor Subdivision

**David Cummings #13-10
139 Hathaway Rd.
Schuylerville, NY 12871
S/B/L 182.-2-19.1 Rural**

**Representative: James Vianna, PLS
170 Lohnes Rd.
Stillwater, NY 12170**

Returning Applicant would like to subdivide his 251+/- acre farm parcel into three lots. Lot 1 is to be 184+/- acre parcel, Lot 2 is to be a 61.86+/- acre parcel, to be sold as agriculture land and Lot 3 is to be a 5+/- acre parcel to be sold as a residential lot.

Jim Vianna, Surveyor, appeared before the Board on behalf of the Applicant stating that he and Building Inspector Gil Albert performed the perc test on Lot 3 (5 acre lot). All results came out fine and the test pits, perc data and water notes are on the map.

Chairman Ian Murray stated along with the separation distances and the removal of the abandoned north driveway and culvert; Jim Vianna responded correct.

Chairman Ian Murray asked if there were any Board questions; there were none.

Proof of Notice having been furnished by newspaper on November 9, 2013, Chairman Ian Murray opened the Public Hearing at 9:10 p.m., asking those wishing to speak to please stand and state their name and address. No one spoke.

Chairman Ian Murray closed the Public Hearing at 9:11 p.m.

Chairman Ian Murray read the letter from the Saratoga County Planning Board indicating no significant county wide or intercommunity impact.

Patrick Hanehan read the short form EAF, line by line, which was completed by the Board. Chairman Ian Murray made a motion, seconded by Jennifer Koval to accept the documents as presented, to declare the SEQR review complete and to make a Negative Declaration. Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen - aye.

Carried 6 - 0

Approved

Chairman Ian Murray made a motion, seconded by Robert McConnell, to approve the application as proposed. Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen - aye.

Carried 6 - 0

Approved

Special Use Permit

**Michael Giovanone #13-11
5 Champion Lane
Saratoga Springs, NY 12866
S/B/L 180.18-1-19 & 20 Lake Residential
Location: Point Breeze Rd.**

Returning Applicant seeks a Special Use Permit in order to construct a fourplex, located on Point Breeze Rd.

The Applicant appeared before the Board and stated the Board requested the parking spaces be put on the survey and per request of Town Attorney William Reynolds he corrected that one sentence in the deed. That has all been accomplished. He stated that Mr. Rosick placed the well in the rear corner of the parcel; the well is 170' – 190' feet and it's met the separation distances from any other septic or wells.

Chairman Ian Murray stated the water notes are also on the map now. He questioned how the Applicant got 11 parking spaces there.

The Applicant responded that he had asked his engineer to give the tenants some space for guests; he didn't want to crowd anyone and he knows there is no parking on the road. So his engineer put in as many as he could in a straight line back there.

Chairman Ian Murray reminded him all he needs is 8 spaces; he said the Applicant can bank the rest if he'd like for the future.

The Applicant said if the Board is favorable, he'll do 8 paved spaces and the additional three he could use the geo-pave porous system or something similar.

Town Engineer Ken Martin stated he's been having problems with that type of porous pavement on other sites and he'd rather see him leave it grass until needed and until they straighten out the issues with those porous systems.

The Board reviewed the design of the fourplex and the building envelope and placement of the building within that envelope.

Chairman Ian Murray asked if there were any other questions from the Board; there were none.

Jennifer Koval read the short form EAF, line by line, which was completed by the Board. Chairman Ian Murray made a motion, seconded by Patrick Hanehan to accept the documents as presented, to declare the SEQR review complete and to

make a Negative Declaration. Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen - aye.

Carried 6 - 0

Approved

Chairman Ian Murray made a motion, seconded by Robert McConnell, to approve the application as proposed as it meets the letter of the law. Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen - aye. **Carried 6 - 0**

Approved

The Applicant thanked the Board and expressed his gratitude for the professionalism, accessibility and helpfulness he always receives with this Board. Chairman Ian Murray thanked him and appreciated his kind words.

Old Business: Mr. Parella asked if the new regulations are complete for accepting private roads for frontage; he was told not yet, but the Joint Board's getting close to completion on that.

Patrick Hanehan asked if there was any news on the cell tower yet and Robert McConnell said they're putting in the road and working on preliminary site work.

New Business: Chairman Ian Murray stated the next Joint Workshop will take place on 12/03/2013 at 7 p.m.

A motion was made by Ian Murray, seconded by Robert McConnell to adjourn the meeting at 9:58 p.m. Chairman Ian Murray – aye, Laurie Griffen – absent, Jennifer Koval – aye, Patrick Hanehan – aye, Robert McConnell – aye, Joseph Lewandowski – absent, Brandon Myers – aye, George Olsen - aye. **Carried 6 - 0**

Meeting Adjourned

The next regular meeting will be held Wednesday, December 18, 2013 at 7:30 PM.

Respectfully submitted,

Linda A. McCabe
Planning Clerk