



Present: Ray Herrmann, Planning Board Chairman  
Jerry Grant, Planning Board Member  
Matt Murnane, Planning Board Member  
Mark Sheline, Planning Board Member  
Bob Smith, Planning Board Member

Absent: Trina Porte, Planning Board Member  
Craig Trombley, Planning Board Member

Others Present: Jeff VanDeusen, Fred Haley, JJ Johnson-Smith, Gail Heinsohn

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**I. Call to Order:**

Chairman Herrmann called the regular meeting of the Planning Board to order at 7:33 pm.

**I. APPROVAL OF MINUTES**

Upon review of the June meeting minutes a motion was made by Matthew Murnane seconded by Jerry Grant to approve them as submitted.

**II. REGULAR MEETING:**

► **Case No.: PB-2010-019: Tom Hanson [TM# 7.-1-27.11]**

Request for 4 lot minor subdivision with shared driveway

Modified Maps Submission

Project title: Thomas F. Hanson Jr. & Regina G. Hanson

Date: 10.27.10 rev 04.26.11

The applicant postponed until next month

► **Case No.: PB2011-027: JRKE Properties (Jeff VanDeusen Automotive)**

Request for a lot line adjustment to combine his current property 8.-1-36 with the newly acquired abutting property 8.-1-31.112

Map Title: Lands of JRKE Properties, Inc.

Map Date: June 30, 2011

Agent: Fred Haley

Fred Haley explained that the applicant owns two adjoining properties, with the business on one and would like to combine both into one lot with no proposals to build.

Chairman Herrmann moved to waive scheduling a public hearing on this simple lot line adjustment. The motion was seconded by Matthew Murnane and carried on the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye
Bob Smith	Aye
Matt Murnane	Aye
Trina Porte	Absent
Mark Sheline	Aye
Craig Trombley	Absent

A motion was made by Mark Sheline, seconded by Bob Smith to approve the lot line adjustment to combine the above noted lots. The motion carried on the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye
Bob Smith	Aye
Matt Murnane	Aye
Trina Porte	Absent
Mark Sheline	Aye
Craig Trombley	Absent

### **III. Other Business:**

Review and approval of the following invoices from Morris Associates:

Invoice No. 0061689 dated June 20, 2011 for Grocery Store/Pharmacy Review  
Invoice No. 0061690 dated June 20, 2011 for Hanson 4 lot Subdivision Review

Upon review of the above noted invoices a motion was made by Matthew Murnane seconded by Bob Smith to confirm that services have been provided. The motion carried on the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye
Bob Smith	Aye
Matt Murnane	Aye
Trina Porte	Absent
Mark Sheline	Aye
Craig Trombley	Absent

### **General Discussion:**

#### **Fiske Proposal:**

Informal discussion took place regarding the preliminary plans submitted by Mr. Fiske for three multifamily dwelling units on Mill Road. Mr. Fiske called to postpone appearing at tonight's meeting because he is researching the need for Senior Housing and the plans may change. Preliminary general comments were that it was an ambitious project on 2 acres with a stream as well as exceeding bulk requirements.

#### **Hanson Subdivision:**

Mr. Tittermore asked the status of the proposal. Chairman Herrmann stated that the applicant has postponed the last two meetings. The engineer's report has been received, but the Board has not had an update from the Town Attorney yet on the issue of legal road frontage. Mr. Tittermore

asked when the conditional approval on the project will expire. Chairman Herrmann stated he would look into it.

**V. Adjournment**

The meeting adjourned at 7:50.

Respectfully submitted,

Cissy Hernandez  
Planning/Zoning Clerk