

# **PLANNING BOARD MINUTES**

## **SPECIAL MEETING**

**October 27, 2008**

**Board members present:**

**Art Weber, Chairman     Ron Wolanski, Planning Director**

**Jan Eckhart, Vice Chairman     David dosReis, Principal Planner**

**Betty Jane Owen**

**Frank Forgue**

**Richard Adams**

**Audrey Rearick**

**Gladys Lavine**

**The meeting was called to order at 9:00 am.**

**1. Site Visit - Peter Gallipeau (Saltwood Farm), Proposed 14-lot Subdivision, Plat 126, Lots 4, 217, 218, 219, Master Plan Submission.**

**Several neighborhood residents were present.**

**Mr. Weber requested that Mr. Gallipeau describe the proposed plan.**

**Mr. Gallipeau described the plan as being consistent with the regulations for conservation subdivision. Approximately 50% of the property will be retained as openspace. One of the proposed lot will be accessed from Cross Country Drive. All other lots will be accessed from Bailey Ave., Sachuest Way, or the proposed Saltwood Drive.**

**There was discussion of the proposed road right-of-way width and the turning radius at intersections. Mr. Gallipeau stated that he would address concerns raised by the Fire Department and DPW regarding**

**these issues.**

**There was discussion of the yield plan and formula used by the applicant to determine the number of development lots that would be permitted.**

**There was discussion of the option of using Cross Country Drive to access the property.**

**The applicant indicated that construction of that road would add to the cost of the project.**

**Mr. Wolanski stated that the Board must consider the plan that has been submitted.**

**There was discussion of the merits of the conservation plan versus a conventional plan. Mr. Weber stated that the Board has the ability to allow a conventional development if it finds it to be superior to the conservation development.**

**The meeting adjourned at 10:30am**