



161 Country Village Lane Continued:

Bob Prince gave the Board a quick review of the situation. Mr. Prince stated that the plans were drawn for Ryan homes and the home was built by another contractor. Mr. Prince then stated to the Board that Ryan home's plans are labeled differently than other plans. The pad elevation is not what it is on other plans and that is where he believes the confusion came from with the construction of the home.

Chairman Ed Fuierer stated that while he was doing his site visit he looked at the surrounding lots. The home to the back of this home looks to be in line with this home, and when the home next to it is constructed, if they lower that one also it will blend in well. The driveway at this home does seem a little steep.

Bob Prince stated that the Building Department does have issues with the slope of the driveway and the sidewalk (near the garage entrance door). The sidewalk will need to be leveled out. Mr. Prince then stated that this is the first home that this particular builder has built in the Town of Parma and there tend to be small issues with contractors that are not familiar with the Town's requirements.

Chairman Ed Fuierer stated that when you are on site it is not as bad as it looks on the plans. And that it does blend well with the lot to the back.

A lengthy discussion was held on the sidewalks.

Rick Holden stated that he went to the site when they were still finishing the grading. He went into the home. The basement is a 12 or 13 course basement and that the contractor showed him where the original grade was. Mr. Holden agreed with what Chairman Ed Fuierer had reported.

A discussion was then held on the placement of the garage, the placement of the driveway, the pad elevation and the 1<sup>st</sup> floor elevation.

The Board then reviewed how they felt the finish grade looked, that when the sidewalks are put in the front yard will have quite a pitch and that the Board did not feel that the grading of this particular home, as finished at this time, will have a detrimental effect on the rest of the subdivision.

A discussion was then held on how this problem could be avoided in the future and what the Planning Board could do to help the Building Department in this area. The Board would also like the Building Department to discuss with the developer of the lot to the west that it would be beneficial to them to raise that home a little when they construct it.

After discussing the first floor elevation of this constructed home and what could be done to prevent this from happening again, **a motion was made by Rick Holden and seconded by Tim Harner to approve the new finished floor elevation of this home as constructed. Motion carried unanimously 5-0.**

**A motion was made by Tod Ferguson and seconded by Bob Pelkey to approve the minutes of the November 5, 2009 meeting as presented. Motion carried unanimously 5-0.**

**There being no further business, a motion was made by Tim Harner and seconded by Bob Pelkey to end the meeting at 7:41 pm. Motion carried unanimously 5-0.**

Respectively submitted,

Maureen L. Werner  
Recording Secretary