

TOWN OF PARMA PLANNING BOARD

JUNE 1, 2017

Members present:

Chairman                    Tod Ferguson  
Executive Secretary      Dennis Scibetta  
   Bob Pelkey  
   Mike Reinschmidt  
   Mike Ingham  
   Mark Acker

Member absent:

Public present:            Jeremiah, David Herbster, Lucianna Torio, Katrina Burgio, Joe Herberger, Mikayla Delisanti, Brando Fiigel, Daryl K. Maslanka, Matthew Vanderbrook, Rich Maier and Raymond Wenzel

Meeting started: 7:04 pm

***A motion was made by Bob Pelkey and seconded by Mark Acker to approve the meeting minutes from the May 22, 2017, as presented. No discussion. The motion was carried unanimously 5-0.***

**CONTINUING BUSINESS**

All Seasons Subdivision, Section 6 Site Plan- Final

Plans presented for final approval on Section 6 – 14 Lots – 297 Dunbar Road. The plans have required signatures but are lacking dates.

***A motion was made by Mark Acker and seconded by Mike Ingham to grant final approval for this application pending signature dates are put on the plans. No discussion. Motion carried unanimously 5-0.***

753 Manitou Rd – Solar Facility Site Plan – Final

Matt Vanderbrook presented plans for final approval of solar facility. Mr. Vanderbrook stated that the plans have been revised and provided a new map & letter to address concerns from last meeting. Notably, a new tree line was added and visibility concerns. Mr. Vanderbrook provided pictures from the site showing visibility from neighboring properties.

753 Manitou Rd – Solar Facility, continued:

Mr. Vanderbrook stated that a conservation easement will be in place so trees in the surrounding woods will remain, the loss of Ash trees will be monitored – new trees planted if needed and a decommission plan will be filed with final plans.

Mr. Ingham asked if Suncommon will be the owner after the project is complete. Mr. Vanderbrook said Suncommon will not continue to own the project but will manage it. Mr. Vanderbrook shared that most likely the company that owns the Williamson array will own 753 Manitou Rd.

Mr. Ingham asked what is the size of the total fenced area on the site? Mr. Vanderbrook answered the total fenced in area is  $\approx$  8.5 acres.

Chairman Ferguson asked that the notes from the letters received by Suncommon be placed on the plans and a note that Ash trees will be monitored for health and replaced as necessary. Mr. Vanderbrook agreed to place notes on plans.

Mr. Vanderbrook was told to complete corrections and to come back to the Board for final approval.

**MISCELLANEOUS**76 AND 88 BAILEY ROAD

Split/Merge

Joseph Dasilva, owner 88 Bailey Rd, stated that he was acting for Kenneth Sechrist, owner 76 Bailey Rd, who could not be at the meeting. Mr. Dasilva provided an updated map of both properties. Mr Dasilva did not provide a survey map as directed at the last Planning Board meeting. Mr. Dasilva stated that he did not have the survey map done yet but will do so and return to the Board when complete.

***A motion was made by Bob Pelkey and seconded by Mike Ingham to table the application until all requirements are met. No discussion. Motion carried unanimously 5-0.***

960 and 1010 CLARKSON PARMA TOWN LINE ROAD

Split/Merge

Rich Maier representing owners of 960 Clarkson Parma TL Rd, Kenneth Podgers, and 1010 Clarkson Parma TL Rd, Daryl Maslanka.

Mr. Maier stated that 4.918 acres are to be split from 960 Clarkson Parma TL Rd and merged into 1010 Clarkson Parma TL Rd. The new lot size of 1010 Clarkson Parma TL Rd will be 13.039 acres.

***A motion was made by Mark Acker and seconded by Mike Ingham to split 4.918 acres from 960 Clarkson Parma TL Rd. No discussion. Motion carried unanimously 5-0.***

960 and 1010 Clarkson Parma TL Rd continued:

***A motion was made by Mark Acker and seconded by Mike Ingham to merge 4.918 acres into 1010 Clarkson Parma TL Rd. No discussion. Motion carried unanimously 5-0.***

1110 and 1112 PECK ROAD

Split/Merge

Rich Maier present representing owner of 1110 and 1112 Peck Rd, Raymond Wenzel. Mr. Maier stated that 1110 Peck Rd is a landlocked parcel. The owner would like to split a 25' x 200' portion of 1112 Peck Rd and merge it with 1110 Peck Rd. The proposed actions would allow access to 1110 Peck Rd.

Mr. Maier presented a survey map of the properties dated 5/5/2017.

***A motion was made by Bob Pelkey and seconded by Mike Ingham to split a 25' x 200' portion from 1112 Peck Rd as shown on survey map dated 5/5/2017. No discussion. Motion carried unanimously 5-0.***

***A motion was made by Bob Pelkey and seconded by Mark Acker to merge 25' x 200' portion into 1110 Clarkson Parma TL Rd. No discussion. Motion carried unanimously 5-0.***

1617 MANITION ROAD AND 4664 RIDGE ROAD WEST

Fill permit extension

Charlie Lissow, Manitou Parma Land Co., LLC not present.

A brief discussion was held concerning activity at the site and future plans. Mr. Scibetta stated that he will contact owner and advise that the Board wants an update on activity and what the future plans are.

***A motion was made by Bob Pelkey and seconded by Mark Acker to table the extension until the June 19<sup>th</sup> meeting. No discussion. Motion carried unanimously 5-0.***

635 WILDER RD

Pavilion construction

Mr. Maier was present to represent St. George's Episcopal Church. He stated that Church would like to construct an open aired pavilion on the lot. Mr. Maier was not sure of the exact size but felt it would be in the 20' x 40' size range. Mr Maier said that he and the Church will contact the Building Department to ensure all codes are followed and final size allowed.

***A motion was made by Mike Ingham and seconded by Mark Acker to ok the building of a pavilion as shown on drawing at 635 Wilder Rd. No discussion. Motion carried unanimously 5-0.***

***There being no further business, Mark Acker made a motion to end the meeting at 8:03 pm, Mike Ingham seconded the motion. Motion carried unanimously 5-0.***

Respectfully submitted,

Michael Reinschmidt