

TOWN OF PARMA PLANNING BOARD

November 20, 2017

Members present:

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

Public present: Ed Martin, Scott Blain, Jason Colline, Chris Dipasquale, John Casciani and Chris Schultz

Meeting started: 7:00 pm

***A motion was made by Mark Acker and seconded by Mike Reinschmidt to approve the meeting minutes from the November 2, 2017, as presented. No discussion. The motion was carried unanimously 4-0 (Mike Ingham absent).***

**CONTINUING BUSINESS**

466 Peck Road

Site Plan - Final

Ed Martin presented the final plan to Chairman Ferguson for signature. Mr. Martin stated that all signatures were on the plan except for the Fire Marshal. Dennis Scibetta said the Fire Marshal is okay to sign off on the plan. Chairman Ferguson asked what decision was made concerning a sprinkler system. Mr. Martin and Mr. Scibetta replied it will be a flow through system.

***A motion was made by Mark Acker and seconded by Bob Pelkey to grant final approval. No discussion. Motion carried unanimously 4-0. (Mike Ingham absent)***

**NEW BUSINESS**

5138 Ridge Road

Commercial Site Plan

Chris Dipasquale discussed plans to construct an addition to the existing building.

Chairman Ferguson asked Mr. Dipasquale where the leach field is located. Mr. Dipasquale pointed on the map that it is in front of the existing building, not impacted by proposed addition. Chairman Ferguson questioned is the water service going to be the same? Mr. Dipasquale said it would. There only would be new internal lines run for a restroom and slop sink.

5138 Ridge Road - continuedCommercial Site Plan

Chairman Ferguson asked if lighting will be installed on the addition. Mr. Dipasquale said that small LED packs will be placed on the side of the building. Mr. Dipasquale stated that he will provide data on light spillage. Chairman Ferguson questioned the creation of more impervious parking area. According to Mr. Dipasquale he will have the engineer provide a certificate for the material being use to the Building Department.

Bob Pelkey asked if any additional employees were being added. No additional employees are to be added. Also, no additional parking spaces will be needed but Mr. Scibetta said that handicapped parking signs will need to be posted on the building. Mark Acker noted that the side setbacks should be shown on the plans.

Chairman Ferguson asked what is dumped on site. Mr. Dipasquale stated it is usually compost material of which most is reused.

The applicant will correct the noted issues presented and work with the Building Department moving forward.

1904 North Union St – Sandalwood Subdivision, 24 lotsSite Plan - conceptual

The conceptual plans for Sandalwood Subdivision were presented by Mr. Schultz. He stated that final approval was given in 2005 for Section #1 of a Subdivision at same location but under a different owner. Mr. Shultz briefly described past plans and mentioned that development of the site has been on and off since the 1970s. He stated that the current concept is less lots with higher end, larger houses.

Mr. Schultz discussed the overall layout of the Subdivision. A retention pond will be used as well as private drives. He stated that the north lots border Edward Ln & Loretta Drive. The plan shows potential driveways off of Edward Ln & Loretta Drive and the main Subdivision Road. Mr. Schultz explained the plan show detached accessory structures/in-law houses on the lots which would use the Edward Ln & Loretta Drive driveways. A lengthy discussion followed on the topic of 2 houses/structures on an individual lot.

Mr. Scibetta stated that attached and detached in-law apartments are allowed. The allowance of in-law apartments shall be on case by case basis. Mr. Scibetta is to provide further detail on the section of code that allows the apartments.

Mark Acker asked about the details of the detention pond and what a micropool is. Mr. Schultz stated that the pond will capture much of the drainage of the Subdivision and an easement will be in place for maintenance if and when needed. He also explained that the micropool is a section of the pond to capture silt and avoid resuspension of the particles.

Chairman Ferguson asked to explain why the lot numbers were not in order. Mr. Schultz replied; since the Subdivision was previously approved by the Health Department it was easier and simpler to keep the lot numbers the same to match the plans on file and insert the out of order numerical lots.

1904 North Union St – continuedSite Plan - conceptual

Bob Pelkey asked if the two houses are allowed would they be built at the same time. Mr. Schultz along with developer, Mr. Casciani, replied that would be the intention. Mr. Scibetta said that is the process that would have to be followed.

Mr. Schultz explained that the road would be built as a parkway road under the current design criteria and will not have gutters. The road would be similar to recently built cul-de-sacs with a hammerhead turnaround versus a circle end to the road. Mr. Schultz stated the Highway Superintendent has preferred the use of hammerheads, especially with regards to snow plowing. Mr. Reinschmidt asked if that is the consensus of other town Highway Superintendents. Mr. Scibetta stated that his understanding is most Superintendents in the County prefer them. Mr. Schultz agreed to provide a revised road plan that shows a circle/loop at the end of the cul-de-sac.

Mr. Scibetta questioned if approved and constructions starts, would the whole road be built. Mr. Casciani replied it would but has reservations about completing it if all of the lots are not sold beforehand.

Mr. Reinschmidt questioned the use of the private drives. According to design criteria a cul-de-sac is limited to 20 lots. Mr. Schultz said the private drives will offer seclusion for those home owners and keep the cost of the main road lower.

Mr. Acker asked if only one detached structure/in-law house will be allowed. Mr. Scibetta stated yes. Mr. Acker also requested that the plan depicts the leach field locations and trees on the parcel.

Chairman Ferguson stated that he would like to see the snow storage areas defined on the plan and reiterated a possible design change for the end of the cul-de-sac.

There was more general discussion regarding a detached in-law house on the same lot. Mr. Reinschmidt stated he feels this is not an individual case by case base and should be considered under zoning. Mr. Scibetta responded that adding a specific zone is a concept the Town is going to review in the future.

Lastly, the developer asked if a sign could be placed on the street depicting the development. After a brief discussion it was agreed that a basic sign could be displayed. The sign would be general in nature stating future development. The Building Department will review sign design before it is erected.

***The Board agreed, non-unanimously, to the conceptual plan. (Mike Ingham absent)***

5353 Ridge Road West

future concept

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Scott Blain, owner, was before the board to discuss a potential property merge between the Ridge Rd property and 2 bordering lots on Trimmer Road. Mr. Blain stated the Ridge Rd property is zoned commercial but he is having difficulty marketing it because of the size. The Trimmer Road lots are zoned residential.

A short discussion followed on merging commercial and residential lots. Mr. Scibetta stated it can be done and will provide the specifics on how the zoning requirements will apply to the new lot.

Chairman Ferguson noted that the Trimmer Road lots have drainage concerns that will need to be addressed if any development occurs. Mr. Blain stated that they would be.

Mr. Blain was reminded that if lots are to be merged the ownership needs to be the same on each. Also, if he chooses to move forward a detailed map must be provided depicting the potential merged properties and all neighboring land.

***There being no further business, Bob Pelkey made a motion to end the meeting at 8:35 pm, Mike Reinschmidt seconded the motion. Motion carried unanimously 4-0. (Mike Ingham absent)***

Respectfully submitted,

Michael Reinschmidt