



Engineered plans need to include JP comments for culvert size for stream between house and lower yard. Also need to include approvals for wetlands, flood zones, check zones, etc. The rear creek is federally regulated EPOD 3 and EPOD 4 and should require an EPOD permit. No work can be done within the creek. Erosion control needs to be put in place to prohibit disturbed soil from entering the creek.

Need to address the location of the nearest hydrant.

The board asked if the accessory buildings would require variance for size. Property is zoned agricultural conservation, so anything over 2000 sq ft will require ZBA approval.

Tod Ferguson told the applicant rep, Kris Shultz, that they are OK to proceed with site plan and ZBA approvals.

No motion needed for conceptual.

#### MISCELLANEOUS

The board had an informal discussion with Kris Shultz regarding the Freeport Village subdivision. The board said that the revised plan is much better than the originally designed plan. They suggested that the project be subject to architectural review, due to the townhouse section. Also questioned whether the HOA would be responsible for the maintenance of the rec center and pickleball courts. Kris said it would be and that the townhouses are designed for senior housing but is not deed restricted.

Resident, Tim Jobes, expressed concern regarding the Collamer Hills subdivision grading and drainage plan. He has not been able to see an updated plan since they discovered a crossover drain from the East side of Collamer Rd that was not shown on the originally approved plan. He is concerned that this crossover pipe is not being accounted for and will increase water flow and cause flooding if not engineered properly.

Luke McGrath told Mr. Jobes and the board that he will tell the developer to hold off on installing any more driveway culverts until JP, Jim Christ, and the building department have reviewed and approved an as-built engineered plan.

Meeting concluded at 8:10pm.

Jack Wade made a motion to adjourn seconded by Ray Wenzel.

Respectfully submitted,

Luke McGrath, Executive Secretary

Town of Parma Planning Board