Town of Parma

Planning Board Meeting Minutes

April 15, 2024

Members Present:

Chairman: Tod Ferguson

Executive Secretary: Luke McGrath

Daryl Maslanka

Ray Wenzel

Jack Wade

Nick Lukomskly

Members Absent:

Mike Reinschmidt

Diane Brisson, Recording Secretary

Public Present: Tim Jobes, Kris Schultz

The meeting was called to order at 7 pm by Chairman Ferguson.

There were no minutes to review.

CONTINUING BUSINESS

Fill permit 1 Lot 4741 West Ridge Rd.

The board reviewed JP letter. Revised plans have addressed engineering concerns.

Approved to move forward with 90-day fill permit.

Jack Wade made motion to approve – seconded by Ray Wenzel

NEW BUSINESS

Site plan 1 Lot 1209 Peck Road

Kris Shultz presented the site plan to the board. The northern portion of the property along Peck Rd where the original house was located will be re-configured for a new house location, set back from Peck Rd, with MC health department approved location for new septic system. House location will possibly need variance for front setback, since not being rebuilt on same foundation.

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

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