

PRESENT: Paul Jusko, Chairman
Zintars Zadins, Secretary
J. David Early
Tom Edington
Kevin Maxwell
David Stringfellow
Margaret Andrzejewski, Alternate
Michael Pohl, Alternate

EXCUSED: Patricia Hacker

ALSO Councilman Dennis Mead, Liaison

PRESENT: William Brunner

Chairman Jusko called the meeting to order at 7:30 P.M.

MINUTES

Chairman Jusko asked if there were any additions or corrections to the minutes of April 11, 2000. Being none, Mr. Stringfellow made a motion to accept the minutes, second by Mr. Early. All were in favor.

CORRESPONDENCE

Secretary Zadins noted the following correspondence:

- Letter sent to the Boston Town Board stating this Board's recommendation to approve the application of Cellular One for co-location on tower on Ward Road.
- Letter sent to William Brunner advising him receipt of plans and that he will be on agenda of April 25, 2000

LIAISON – COUNCILMAN MEAD

Councilman Mead reported:

- Town Board has scheduled a Public Hearing on May 17, 2000 to consider the application of Cellular One on the co-location request
- On May 8, 2000 he and Councilman Wiktor will be attending South Towns Planning meeting

WILLIAM BRUNNER APPLICATION

Chairman Jusko stated there is no report from the Town Engineer or the Town Planner. He also stated his concerns omitted from the plans submitted: where is the final sewer route and location of the utilities.

Mr. Brunner joined the meeting just following the beginning of the discussion.

Mr. Jusko asked Mr. Brunner the height of the building.

Mr. Brunner said 16 feet from ground to peak. Chairman Jusko told Mr. Brunner the sewer route needs to be indicated on the plans. Chairman Jusko also asked Mr. Brunner to indicate access for other utilities. Mr. Brunner said the sewer route would run from Herman Hill Road, behind the Mobil Station, and behind the Park-N-Ride.

Brunner Application, con't.

Mr. Edington asked if there is an entrance off of Herman Hill Road. Mr. Brunner responded that he does not have property along Herman Hill Road.

Discussion went to the possibility of a back entrance should access to the rear of the Brunner property open up. Mr. Brunner said a back entrance as a secondary entrance would be considered. Chairman Jusko asked if the road cut for entrance met DOT requirements. Mr. Maxwell stated that for permit approval the cut has to meet DOT compliance and a copy has to be filed with the Building Inspector.

Mr. Zadins asked why the entrance is wider on one side. Mr. Brunner said the exit side is wider so cars making a turn either way will have its own lane, with arrows, dependent on DOT approval. The entrance on to the property is a single lane.

Mr. Early asked about the material of the island in front of the building. Mr. Brunner said it would be concrete curbing with shrubbery.

Mr. Zadins asked about the patio. Mr. Brunner said he is planning to have tables outside with umbrellas and eventually a child play area.

Mr. Maxwell asked if there is going to be a drive thru window. Mr. Brunner pointed out areas on the plans that will be drive thru. He added that the main entrance would be on the north side of the building, and another entrance from the front. Mr. Maxwell asked if there is handicapped parking. Mr. Brunner replied yes two (2) spaces, to meet building codes, and possibly an additional one (1) or two (2) spaces.

Mr. Edington asked about outside perimeter lighting. Mr. Brunner said the plan shows ten (10) light standards, but may be reduced to eight. He added to that he intends to use a similar type of light fixture as there is at Glad You're Hair, with mercury vapor lights. There are no plans for any wall fixtures as they tend to draw bugs. He indicated there would probably be some red neon lighting in the peaks.

Mr. Zadins asked if there is going to be a sign outside.

Chairman Jusko stated that is a separate codes section, and will need to be dealt with separately.

Mr. Brunner said the utility meters would be in the front, to one side of the entrance and that area would probably encompass the sign also.

Mr. Early asked what type of drainage system would be used. Mr. Brunner said it is a French drain that will run to the back of the property and empty into one of the retention ponds on the Kuhn property.

Chairman Jusko said that the water, sewer, gas and electric lines need to be identified on the plans before they are submitted to the Town Engineer and the Town Planner.

Chairman Jusko asked if there were any further comments.

Mr. Maxwell asked if there were any changes from the set of plans that were submitted last year. Mr. Brunner said two changes that were made is the roof going from a 4 to 12 pitch to a 6 to 12, and the building went back an additional twenty (20) feet from the road, adding more green space to the front. Building material stays the same – brick building with a thirty (30) year architectural shingle roof.

Mr. Edington asked about hours of operation. Mr. Brunner said 6 A.M. to 11:00 P.M. on weekdays and open until midnight on weekends.

Chairman Jusko asked Mr. Brunner to submit five (5) full sets of plans. Make minor modifications discussed here tonight, and add utilities. To be distributed: one to Town Planner, one to Town Engineer, one to Town Attorney, and the remaining copies for review by this Board.

Mr. Zadins made a motion to table this matter pending receipt of information requested, second by Mr. Early. All present were in favor to table matter.

ZONING REVIEW COMMITTEE APPOINTMENT

Chairman Jusko asked if there were any volunteers to represent the Planning Board on this committee. Mr. Maxwell said that he would be willing to accept this appointment. Chairman Jusko made a motion to appoint Mr. Maxwell to the Zoning Review Committee, second by Mr. Early. All were in favor. Letter to be sent to Supervisor Rood. Chairman Jusko advised Mr. Maxwell that the meeting is to be held on Thursday, May 11, 2000 at 7:00 P.M.

CODE ENFORCEMENT OFFICER KRAMER

No report

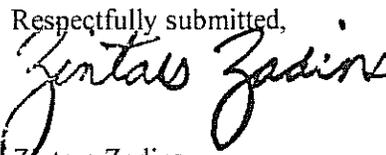
Chairman Jusko asked if there were any other business to be brought before this Board.

Mr. Zadins asked what type of activity is going on at Burke site in North Boston. Chairman Jusko said that Mr. Burke is to be restoring topsoil, and planting vegetation; then should he decide to sell what is left of soil, he will need to get a soil removal permit.

Mr. Early asked if there is any decision has been made about the Master Plan. Chairman Jusko said he has discussed this with Mr. Perley; and both are still waiting for a recommendation from the County. Mr. Maxwell said he was informed by Supervisor Rood that she had received a recommendation. Councilman Mead said he was not aware of the receipt of any recommendation. He said he would check to see if any had been received. It should be taken care of soon, because the delay in using grant money in a timely fashion looks unfavorable towards Boston and the Town could lose points in future grants.

Chairman Jusko asked if there was any other business to be brought before this Board.

Being none, Mr. Maxwell made a motion to adjourn the meeting. Second by Mr. Early. All were in favor.

Respectfully submitted,

Zintars Zadins
Secretary

ZZZ: tf