

Planning Board Minutes June 22, 2010

BOSTON PLANNING BOARD JUNE 22, 2010

PRESENT: David Stringfellow, Chairman

Patricia Hacker, Vice Chairman

Mike Cartechine, Recording Secretary

Robert Chelus (Alternate)

Keith Clauss

Mark Coppola

Joe Litwin

Rich Skinner

ALSO Jeff Genzel Councilman ? Town Board Liaison

PRESENT: Michael Kobiolka Town Attorney

Thelma Faulring Secretary to the Boards and Committees

Richard Brox Planning Consultant

Dana Darling Developer ? Deer Valley Proposed Mobile Home Community

Joe Gauthier Deer Valley ? Proposed Mobile Home Community

Ronald J. Yormick Deanna Drive (R-2)

Marion Schiralli Deanna Drive (R-2)

Brian Schiralli Deanna Drive (R-2)

Mark Schiralli Deanna Drive (R-2)

Toby Cronk Deanna Drive (R-2)

Dave Dahl Sun/Journal Reporter

Chairman Stringfellow called the meeting to order at 7:30 PM.

MINUTES

Mr. Stringfellow asked if there were any additions or corrections to the minutes of June 8, 2010.

Being none Mr. Coppola made a motion to accept the minutes, seconded by Mr. Clauss and carried.

GENERAL CORRESPONDENCE

Secretary Faulring reported the following:

? Received from Association of Towns ? notification of Planning and Zoning Summer School schedule ? mailed to members

? Planning Board e-mail sent to Adam Fishel at CVS advising that further discussion will not be on the agenda until a letter is received by the Planning Board from neighboring property owner Raymond Miller, stating that he will accept a portion of the CVS property back that he originally sold to them

PRELIMINARY DISCUSSION ? PROPOSED MOBILE HOME COMMUNITY

Correspondence:

? Planning Board letter dated June 17, 2010 to attorney Sean Hopkins requesting he be in attendance at this evening?s meeting copy to Dana Darling

? Planning Board letter dated June 17, 2010 to Town Engineer James Hannon requesting a written review

? Planning Board letter dated June 17, 2010 to Planning Consultant Richard Brox requesting a written review

? Richard Brox review June 21, 2010

? Engineer James Hannon review date June 21, 2010

o Mr. Brox?s review and Mr. Hannon?s review were distributed to members and to Mr. Darling

Mr. Stringfellow: We are here to listen to what the people, who are proposing this, have to say. At this time we feel, having reviewed what we were given, we do not have enough information to take an action on it:

? The Town Engineer has advised us that we should not be considering simply a rezoning, we need to consider the project and the rezoning is part of the project; in other words the property would have to be rezoned for that project to go forward, so the question of rezoning comes up in approval of the project

o We need a submission from the applicant that addresses the project rather than simply a rezoning, and not include the project in it

? A lot of discussion of the project was in what we were provided

? I would suggest that whenever our discussion is over and I think most of us will have some questions, I think that you should get a hold of the Town Engineer and work out with him more precisely what is needed to move this forward

? Is there anything more the applicant might have before we get started with questions?

Mr. Darling: No, we're here to answer the questions you have.

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Mr. Brox: I've read through and I also read through the Comprehensive Plan to see how the two meshed together.

Mr. Brox continued by reading his review of June 21, 2010.

Mr. Kobiolka read the Town Engineer's review of June 21, 2010.

Mr. Stringfellow asked for comments from the Board members.

Mr. Litwin: At this point the traffic is a concern, getting in and out of there. At this time I don't have any other questions.

Mr. Skinner: Same as Mr. Brox:

? The sewers, the traffic

? Police

? The residents on a small street like Deanna Drive

o Can that road handle that traffic coming in and out

? Is our Town going to be able to take care of that many more residents

Mr. Stringfellow: Those are primarily environmental concerns that will come up under the SEQR process, those questions have to be asked and they have to be answered. We will make sure we do that as we go through the process.

Mr. Coppola: So there will be a traffic study done?

Mr. Stringfellow: It is up to the Planning Board to decide whether a traffic study will be done.

Mr. Coppola: Well, 10 units will require one as far as I'm concerned; and the information we received this evening from Mr. Brox and the Town Engineer, I don't believe we have enough information, we had what we listened to, but we there's no decision that will be made tonight as far as I'm concerned.

Mr. Cartechine: I'm interested in knowing:

- ? Whether the property will be leased or rented to the people that have the house on it
- ? Who will own the house
- o Will it be financed through the corporation that's selling these
- ? What happens to that property if people default on a loan
- ? I'd like to know about a homeowner's association and any fees associated with that
- ? If the trailers are sold through the corporation, will they be deeded to the homeowner with a lease or a sale at the end of the period
- ? My concern with mobile home communities is that they tend to fall into disrepair, unfortunately you're not dealing with, an assumption on my part, with people that have a great deal of pride and ownership in what they have
- o And what happens over a period of time if they deteriorate
- ? I'd like to know the long term plan for maintaining the display that was shown to us at the last meeting

Mr. Darling: Joe (Gauthier) and I plan on owning this. There will be lot rental on it. The individuals will own the houses. Included in that lot rental, Joe and I are including a maintenance program. We will be doing all the maintenance ourselves and keeping up on that. So if someone does default on the mortgage, whether we finance them or financed with the mobile home project, it will still be up to us to maintain the property itself.

Mr. Stringfellow: The individuals will essentially own their own mobile home?

Mr. Darling: That's right.

Mr. Stringfellow: And they will bring it in and set it up on your lot?

Mr. Darling: That's right.

Mr. Stringfellow: And rent the lot?

Mr. Darling: We're only dealing with a couple specific ones that you see in the package. We're keeping it everything is color coordinated, earth tones; there will be four different shades. We're only dealing with a couple of manufacturer's.

Mr. Gauthier: Basically each one of units itself is going to have to have a patio as part of the unit itself. Basically it's built in. We're going to mandate, basically, the way this whole little project goes forward. We're not going to just rent a lot to somebody, and have somebody bring in anything that they want too; we're going to have specific guidelines for what we are going to create ourselves.

Mr. Darling: They will be buying from us.

Mr. Skinner: Then they can remove them, if they own them, if they want.

Mr. Gauthier: They sure can, but they are going to meet our guidelines and our restrictions in as far as what we are going to set forth, that we become in agreement upon as far as each one of these units. And with some of the manufacturer's, they only have a few different choices that they can pick from to meet our guidelines, as well.

Mr. Coppola: If they are going to be bringing their own trailer, how are you going to maintain it? I think that's?

Mr. Darling: We'll be maintaining the outside of the property, not the inside?

Mr. Coppola: I think Mike is referring to the actual structure that's sitting on the property. Most trailer parks, the owner of the trailer park will take care of the property, but the trailer is the homeowner responsibility; and if you look at the other parks in this Town?

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Mr. Darling: Which could be set in our standards of to make this?(inaudible)? and again these particular ones that they have, they're really no different than a house except that they don't sit on a foundation. They have vinyl siding, shingled roof, so it's not much different than a house except for it's not on a foundation.

Deanna Drive resident: Are you guys going to live in that too?

Mr. Gauthier: There's a good possibility that we might be moving our parents in these facilities as well.

Deanna Drive resident: How come these things are so close together?

Secretary Faulring: If these people are going to speak they have to identify themselves.

Mr. Kobiolka: This is the time for the Board members to ask the questions of the applicant, in time we could open up but this is the actual Planning Board.

Mr. Stringfellow: Public Hearings will come later. With regard to your plan for limiting only certain trailers to come in, ten years from now will those same manufacturers be in existence, will you still own the trailer park?

Mr. Darling: Those manufacturers will probably be in a hundred years from now. They're really not trailers, because we're not going with 12 by units, they're a minimum of 24 foot wide by a minimum of approximately by 50 feet. It's actually a double. They're actually the same thing as a double wide manufactured house, the only difference is the manufactured house doesn't have the frame, you take the frame off and set it on a foundation.

Mr. Coppola: That's a big difference, you have wheels underneath.

Mr. Brox: Dana, from what you just said it sounds to me more like a manufactured house community subdivision, not a trailer park; why are you going for R-4, instead of R-2 and building the manufactured housing?

Mr. Darling: Because we want to own the property, we don't want to turn it back over to the Town. We want to own the property and, I think what you said manufactured housing project, that's considered R-2 right?

Mr. Brox: Yes, deal with a regular subdivision, but you don't want to build?

Mr. Gauthier: We don't want to build and sell, we want to be able to build, maintain, and own this facility ourselves. So we want to be able to manage it ourselves the way that we want to manage it; we don't want to have a homeowner in the middle of both of these houses that doesn't want to abide by the communities rules because he owns that piece of property, he's going to do whatever he wants to do, we want to be in control as far as the way it looks, the colors, everything.

Mr. Darling: Right now that is R-2 and it was laid out on the County plot map for 48 homes, we could go in there and put in another 38 manufactured houses, but the market isn't really there to put in a road in this case, just turn it over in order for us to do a housing project, R-2, we really would have to cut corners and put up lower end houses. What we're gearing it toward is an adult type facility; we're looking for people, a lot of people who do have a positive input on this in this Town, that want to sell their big houses and possibly pick up a place for six months out of the year in Florida, and stay here, but they want to have something nice and respectable, and that's what we're shooting for.

Mr. Brox: I would suggest that at some point, if the Board has the time that you drive over to Rock Oak in Clarence, it's similar, from what I just learned now, it's a similar concept and it's been there for quite awhile. It started out as an old trailer park and evolved into a manufactured housing on lots that are owned by the developer, which is similar to what they're suggesting.

Mr. Darling: I think that is one that we did look at. One thing to keep in mind this is not your typical, what you're thinking of down the street here, these lots are like 85 feet wide, they're big lots, and the existing lots on Deanna Drive are 120, 125, they're actually 137 ? 138 feet deep, they are a decent size lot compared to what is existing there.

Mr. Stringfellow: I scaled off from your plot plan that you provided us, there are several lots of the same shape in the one side and several lots of a different shape, but essentially the same as each on the other side, those came out to be 75 by 110, I didn't see anything 180 by 136?

Mr. Darling: No, Dave 80 by, 85, 84?

Mr. Stringfellow: That's probably what you did say?

Mr. Gauthier: They're all basically the New York State specifications basically sit on a 10,000 square feet piece of property.

Mr. Stringfellow: Most of the lots that I measured are 8,250 square feet, maybe your map is not to scale, I don't know, but when I scaled it off I did not get 10,000 square feet.

Mr. Darling: It was Dave, 10,000 maybe it's just scale down?

Mr. Stringfellow: So your intention is then that they will be about 10,000 square feet?

Mr. Gauthier: Yes sir.

Mr. Stringfellow: Have we answered your question Mike?

Mr. Cartechine: I have one other. If you're going to market this property towards seniors looking for a second residence outside of Florida, most people because of the tax cuts will retire in Florida, not here. Are you going to restrict the sales to people above the age of 60 years old?

Mr. Darling: Not above 60, then we'll put ourselves out of the market; we're thinking more along the lines of 50, somewhere around 50.

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Mr. Cartechine: Okay. You are going to restrict the sales to 50 years and older?

Mr. Darling: That's what we're going for 50+.

Comments were made about age discrimination.

Mr. Cartechine: Senior communities are 55 and older, but my question to you is there are different income brackets associated with buying property, and you're going to restrict the sales to people under the age of 55, you're not going to have the kids; but if you're trying to market these properties to people that are retiring; people that are retiring don't want to deal with kids on bikes; dogs and everything else; so what's your market?

Mr. Darling: It's going to be 50.

Mr. Cartechine: Without restricting sales to people with a young family?

Mr. Darling: Right.

Mr. Gauthier: We both feel that there is a big need in the community?we've been working on projects ourselves together, right around our community, these people are building these patio homes, say somebody like my mom and dad, they have an opportunity to sell their house for say somewhere between \$150,000 and \$200,000. These patio homes start off at \$250.00 and go up from there. At 55 ? 60 years old, they don't want to be remortgaged again. They want to take some equity out of that house, so even though we're calling this an R-4 development, we're not looking at it as a trailer park, we're going to put, and obviously we all have to come into agreement with what the restrictions are going to be within this development. We're looking for something primarily for seniors space; something nice, something pretty, something that we're proud to own too. This is going to be something different, like the Rock Oak. The older people don't want to take all the equity out of the house, they maybe want to be able to put 50 back in their bank account and walk into something; and with having Dana and us within our comfort space we control the maintenance of the project, we're going to make sure that the lawns are all nice, we're going to make sure that the beds are weeded, we want it to look nice too. I want a place for my parents and other people live in as well, that looks nice.

Mr. Cartechine: With all due respect to that, I certainly have been in Florida and have seen these communities, my grandparents retired to a manufactured home community there, and they did a real nice job. I don't think we're concerned about the 55 and older seniors that are interested in downsizing their homes; what we're concerned about are the people that are young, with lower income coming in and not caring?

Mr. Darling: That's not the direction that we're going, we're going the 50+?

Mr. Cartechine: But certainly you have to acknowledge, look at our examples in the area.

Mr. Gauthier: But you also have to keep in mind too, that even with what is actually happening across the country as far as the financing goes, giving away money, someone is going to be buying this manufactured home for somewhere between 75 and maybe a buck and a quarter. They're not going to be approved for a loan like that if they don't have the credit that substantiates giving them that kind of money. This isn't a \$12,000 home that was ragged somewhere else and we're going to be happy to put it on lot; we don't want anything like that.

Mr. Cartechine: Right but a \$125,000 home, you can go buy a home in this community now for \$125,000 to \$150,000, have a foundation and have a lot. You guys are going to lease the lot back to the people that own these homes, and that's the reservations I have is: who's going to police the community; who's going to make sure that these Codes are being enforced. No offense but I'm assuming that as long as the checks aren't balancing; there's not a whole lot of noise that can be made, if there's violations of Code, of upkeep in property, of what's outside. Like I said look at the examples you have in this community; this is a hard sell and I'm willing to look at the information that you presented but it's a hard sell, you look at the community that came out tonight, there's a lot of apprehension about this project. You guys really need to make sure you know what your plan is, and present that, clear and concise in writing, that's the concern I have.

Mrs. Hacker: I would like the Town, the Board to pay attention to this. I'm wondering about the timeline of all this, because we're not going to prep any of the lots, everything is going to be done all at once. But the time it takes to throw up these double wide trailers is minimal. How many total lots are going to be instantly done? In a matter of three months you could have 75 new houses parked, that's going to be a big hit to us in a very short amount of time. I have a lot of issues with the start to finish, completion of a project of this nature: because of the impact it's going to have; because of the number of vehicles, every other one of those homes is going to have two vehicles, not one, we're not talking all single grandmas renting these homes and very few retired couples have only one vehicles; I just came back from looking at one down south, and the rules, the litigation is unbelievable, but that's what it takes to maintain something of high quality. Everybody on this Board knows every month we get a report from our Code Enforcement Officer and how many of the issues that we look at have the trailer parks; and I know trailer parks are different, but they're not, there has to be somebody to police them and it's a lot of responsibility for this Board to take on and to take on lightly. I also have an issue, because I am the proud owner of a double wide, with a garage, beautiful home on a single lot, that we can't resell because people can't get a mortgage, because after ten years you can't remortgage these items, so pay close attention to that. I don't know what the rules are in our area, but after that building became ten years of age, new people that wanted to buy the \$78,000 home can't

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get a mortgage, so all we can get is renters, and then you know what you have. You can't just pick these things up and move them; there are so many rules with one of those. Odds are slim to none that it will never happen. So we have to look at this project as a whole: I get the need; I understand it; I'm in the same boat. But I don't think we should take this lightly, and I think we should take a look at the number of the homes we have in our area alone that are for sale right now for under \$100,000 that aren't moving, because people aren't buying \$100,000 homes to stay and retire in, at least not in the State of New York, and it's real hard to get that kind of thing full. So do we make the whole development, get all the roads done, get all the lots set, go that far and then sell 12 of them, 15 of them? What happen to the rest? Could this be something we could do in phases, that wouldn't hit such a big area? I think we could really do some good planning. I heard somebody mention that Deanna Drive is already approved: that came to this Board 8, 10 years ago. The Deanna Drive subdivision, there is a plot on file but it is not an approved subdivision. It went absolutely nowhere quickly because we didn't have the interest in that development that was available.

Mrs. Hacker continued: So I've got a lot of very big issues with this:

- ? I'd like to know more about the timelines
- o How many we plan to put in
- ? The same issue as Mr. Brox ? the rezoned property that's not being used
- ? Too much vagueness in how we're going to police things
- ? How we as a Board are going to approve this
- ? All of this Code Enforcement, all of this inspection
- ? All of this that is going to be required is going to fall on the Town of Boston, it's not going to fall on these guys right off the bat, we're going to inherit a lot with a project of this size
- ? I would like some answers about this ten year mortgage
- ? Initial impact and how it's just going to hit everybody, it's not just going to be a little bit at a time, a lot has to be done before you can even start bringing those houses in
- ? Are we talking 3 years to have this subdivision started, and then bring in houses, or are we talking starting it right now and in August I'm going to see a house sitting there
- ? There's brand new double wide on (Route) 20A right near Amsdell?, those houses are within 20 foot of the road right-of-way, they're sitting empty
- ? I'm anxious to see this Rock Oak ? I really want to do some research on that, because I've not been able to find another one that was 50+
- ? Can we as a Town require that it only be 50 and above, with that is there any advantage buying in there

- ? Can the Town enforce that only 50+ live in there
- o So then we never have school buses going in there, that?s a big plus
- ? Can we require no campers
- ? Can we require, how much is this Board allowed fit with this project
- ? What kind of restrictions do we really put on them

Mr. Clauss: Restrictions aside, what if the idea of 50 and up doesn?t fly? The old people I know are gone living in West Virginia. So what if it doesn?t work? Now we got to go with young families with fifty kids coming in, and the Hamburg School District, which doesn?t effect me, mine go to Springville. Would you be subsidizing your kid?s education? Now what are these worth, by the way, do we now that?

Mr. Darling: (\$ 75,000) a little more..

Mr. Clauss: Because this is basically a gated community, the Town?s not taking over the roads, right; you guys are maintaining that? Don?t you also get a property tax break on that? Or are you going to pay 100% evaluation like the rest of us do?

Mr. Gauthier: If you want us to basically force everybody to be in there that?s retired, then what type of an incentive do they have as well?

Mr. Clauss: Everybody else in this Town pay an equalization rate, we pay 100% evaluation on your house. Now your coming in with \$75,000 house to start with and you?re given 30% tax break and you?re paying taxes on \$40,000.

(Mr. Darling, Mr. Clauss and Mrs. Hacker speaking at the same time ? individual comments were not distinguishable.)

Mr. Cartechine: If you guys are renting the property to the homeowners, homeowners aren?t going to own the property anyways, they?re not going to be taxed anyway, you?re going to be taxed.

Mr. Coppola: But I think each one of those and some of the other communities, as well, just as with your house, you qualify for the STAR program or anything else that New York State?

Mr. Cartechine: About the lease? How much money do you want to get for the lease for the lot?

Mr. Darling: \$500.00 to \$600.00.

Mr. Cartechine: A month? On top of the \$75,000 mortgage for the house?

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Mr. Coppola: The fact that one of the other projects that you have going, Dana; it's taken so long to get those things moving, why should we expect that this would, if anything comes of it, why would this go any better than what we've had to deal with, with the project down in North Boston?

Mr. Darling: Which part of the project are you?

Mr. Coppola: I'm referring to the building that we approved almost a year ago that you were going to put up. You still have nobody leasing the side next to Tim Horton's. It took forever to have trees put in on Phase 1; why should we trust you, would be my question?

Mr. Darling: As I stated upon approval of Phase 2 at that time I did have a tenant intended for the gym; but they backed out. I think that Pat brought up the issue about you have a year before that expires; and then I stated that I'd rather have the building permit at hand they're not going to wait around, if you can't have a place ready for them when they're there, they'll move on down the road. So that should answer your question about why there's nothing there yet. And the store next to Tim Horton's, I wish I would rent it out, but the commercial?

Mr. Coppola: I'm sure, but how are you going to move all these?

Mr. Darling: We're not planning on doing the whole thing right off the bat; maybe ten to start with.

Mr. Coppola: Okay that helps. Thanks.

Mr. Stringfellow: A few more questions, some of them have already been answered. You say your intention is roughly 10,000 square foot lots, that's roughly one-fourth of an acre. There are two exception parcels on the map that you provided, one is the 15 feet along the edge, that you're not sure who owns. Who is going to maintain that? Northerly boundary of Boston Hills, there's a little narrow 15 foot section. There's also almost in the middle, in the yellow section, exception parcel, L7710. Some of the lots kind of come into that exception parcel some and a lot apparently don't.

Mr. Chelus: I believe that's cemetery.

Mr. Darling: It's a Quaker cemetery.

Mrs. Hacker: Has it truly been marked?

Mr. Darling: It hasn't been marked, but there is a record of it with the State.

Mrs. Hacker: There's record of it, but I believe it has to be marked.

Mr. Darling: Actually I just got a letter from Nancy ____ from the State and she's archeological? and she said in her letter that she would like clearly staked out during construction, fenced off. But we are allowed to go in there, plow it up; it's not?

Mrs. Hacker: We're not sure if it's inhabited, correct?

Mr. Darling: Right, we're assuming, I think part of it is recreational area?

Mrs. Hacker: I think that it would have to be partitioned off and marked in such a way; I wouldn't be comfortable as a Board member allowing any recreation, baseball diamond on top of?

Mr. Darling: No, just like park benches?

Mrs. Hacker: No. Like nothing. Maybe treed off with a fence around it or something appropriate. I think a cemetery is considered a sacred ground and should be kept that way. We're aware that there is one there, and I as a Board member would not stand for a?

Mr. Litwin: I think they're okay to clear the land of trees and brush, to clear it and level it and grass it. But I don't know if they can build on it.

Mrs. Hacker: This Board could require that it so be partitioned off.

Mr. Stringfellow: I believe the letter from the State said there was no clear evidence that anybody had ever been buried there.

Mrs. Hacker: But there is no clear evidence that there isn't anybody there either. I don't want to be the one who gets the knock on the door. I just think if there's a cemetery there, there's a cemetery.

Mr. Genzel: Exhibit H in your package is her letter with one whole paragraph that has some suggestions.

Mr. Genzel read in part: ?it would be acceptable to clear the current tree cover, cultivate the area and seed it to a manageable vegetation cover.?

Mr. Stringfellow: My primary concern is looking further down the road: here we're looking at two young guys who want to build this development; they want to continue to own it, maintain it, keep it in good condition. The years from now, things get tough, they sell it. You certainly are entitled to sell it, it is a business. What, how can we guarantee that the next owner has to do it as well as you have done it?

Mr. Gauthier: It's going to be important to all of us. It's like somebody going to building a new house in the community and God forbid they decide they are going to paint their house florescent green next to my beautiful brick home, or my beautiful?you know. None of us want that in our own neighborhood; everybody wants everybody to follow certain guidelines.

Mrs. Hacker: do you actually have a proposed timeline on when you expect to start selling your first?

Mr. Gauthier: We do have a proposed timeline. We?

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Mrs. Hacker: Start to finish.

Mr. Gauthier: Start to finish? Five years.

Mr. Darling: Well? Joe and I are, we work other jobs; we're doing all the work ourselves. We're not going to stop doing the jobs that are our bread and butter. We're going to do it in the off season when we have the time. So it could be five years?

Mr. Stringfellow: Do any of the Board members have any other questions? I think at this point we should?

Mr. Cartechine: I make a motion to table this for this evening.

Mr. Skinner: I second. All were in favor of the motion.

Mr. Stringfellow: We will look at how the Town should handle this project going forward. I believe the Town Engineer said that he would like to talk to you about it and that's probably a good way to start.

Mr. Darling: We'll get the? to discuss it with our engineer and attorney and get back to get on the agenda.

Mr. Gauthier: And at his time if anybody has the opportunity or the time, if they want to come and mosey on through Rock Oak out there on Main Street, and see what they've actually done out there.

LIAISON ? COUNCILMAN GENZEL

Mr. Genzel: Today we worked on finishing up the checklist for Zoning Board, requests for variances. We've created a checklist to go in a package that makes it easier for the applicant to understand the process and also go through the process without any delays. We're working with Town Attorney Kobiolka, Mr. Stringfellow, Mr. Gibson, and our Town Engineer. Those packages should be able to get out to the Town Board for their review during the summer, and try to implement it in the fall. We're taking the summer off for that Board. Any questions for the Town Board, any concerns?

Mrs. Hacker: Anything else going on with the creek?

MR. Genzel: The 18-Mile, we have several projects in the hopper from NRCS and USDA money for bank stabilization and erosion control, particularly the end of May Drive. That gentleman right now is being surveyed for getting that area stabilized, his house; the creek is creeping toward him. There are several more scattered along the creek.

Mrs. Hacker: Fall completion?

Mr. Genzel: They're going out to bid this summer and they will be? good contractor.

Mr. Litwin: Is there any signage that can be put up for no parking or restricted parking on Route 391, right in front of Tim Horton's? There's been a few times I've tried to leave there making a left and there's been buses and/of tractor trailers on the shoulder of the road and you cannot see to get out.

Mr. Chelus: We got it done at Charlap's, it's a State Road.

Mr. Genzel: That's definitely a possibility. I will refer it to Councilwoman Maghran, she's our road and safety liaison. I'm sure she can help out. Tip off the Troopers, keep the traffic moving through there.

Mr. Stringfellow: Before we go one to our next agenda item. Thank you all for coming, for being concerned. If there are questions that you would like to pass to us, so that we can ask them, we'll do that. Your primary place to do that is at the Public Hearing that will have to happen. But if you have concerns here that you think we could pass to the project people for the next time around we'll give you a few minutes to express your thoughts here.

Ron Yormick ? Deanna Drive: Are you saying that we have to it into writing for the Board here?

Mr. Cartechine: You can give us any suggestions, any questions you would like answered. It would be helpful if you put them in writing so that we can go through them.

After hearing many comments, mostly negative, from Mr. Yormick and Mark Schiralli. Mrs. Hacker told the Deanna Drive neighbors to put their comments, concerns, and questions into writing and submit them to the Planning Board for their consideration.

TOWN ATTORNEY KOBOLKA

Mr. Kobolka had nothing further for this evening.

DISTRIBUTION OF TOWN BOARD REFERRALS

Secretary Faulring reported that there were no projects for distribution

Mr. Hacker: The next meeting is scheduled for?

Mr. Stringfellow: The next meeting is scheduled for the second Tuesday?

Secretary Faulring: The next meeting is July 13. The meeting for August is August 10. There is already one member who will not be here for that meeting, does anybody else know their schedule and if they will or will not be able to here.

Mrs. Hacker: I'm not sure about the July meeting.

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Secretary Faulring: Please remember to let David or me know prior to the meeting. Thanks.

Mr. Stringfellow: The next agenda item is motion to adjourn.

Mrs. Hacker made a motion to adjourn (8:28 PM).

Mr. Cartechine: I'll second. All were in favor of the motion.

Respectfully submitted,

Michael Cartechine

Secretary