

June 5, 2018
Planning Bd Meeting
Report

(This report consists of impressions of the authors.)

Present: PB members Mion, Austin, Heider & Shamlan (acting Chair), Attny Marinelli; PEDD Director LaCivita; Town Bd members Van Dollen, Rosano; Supervisor Mahan.
Not present: Milstein, Dalton, Stuto.

Loudon Hills East: 120 Spring Street, Final Approval?: Approved

(Although not listed as “final approval” it appears that this public hearing was, in fact, final approval for this development. No mention was made of the challenge to the legitimacy of the “extension” of the expired concept acceptance, nor was any statement made concerning the date the concept would have expired and the date the applicant applied for the “extension.” Strangeness abounds.)

This is a 29 lot subdivision on 22 heavily wooded and hilly acres located next to the Al Tech hazardous waste site on Spring Street. After the developer’s presentation, the TDE from Barton & Loguidice spoke in favor of keeping as many of the mature trees as possible, and suggested as a condition of approval that the PB require the developer to flag the home sites, driveways, and rights of way, and that every effort be made to protect the trees, including tree wells. Also suggested was moving the homes closer to the interior road so there would be a wider treed buffer between these homes and the properties on Shelburne. Also, the tree removal company should be included in the pre-construction meeting. It was mentioned that 73 evergreens, 7-8 feet in height*, would be planted along the site’s boundary.

Five neighbors from the Loudon Hills development bordering this site strongly objected to the plan to extensively deforest and grade the site, stressing the impact on their quality of life and property values. One highlighted the importance of keeping the mature oaks & maples, which provide shade, fresh air, protection from winds, and absorb stormwater. Several cited the Maxwell Village horror, also involving Prime Companies. Also raised was the closeness of the new homes to those on Shelburne; one neighbor suggested eliminating the three lots closest to Shelburne; the developer rejected this as fiscally prohibitive. LaCivita suggested eliminating the lot closest to Spring St and repositioning the two other homes. (Developer to consider.)

Vote: Approved with conditions:

Reposition westerly homes 10 ft closer to internal road, saving trees behind them; require flagging of homesites, driveways etc (pursuant to Ch 177, tree removal allowed in footprint of home, driveway plus 10 ft) and the saving of as many trees as possible; impose deed restrictions re: tree cutting by owners; impose deed restrictions regarding wetlands on site.

Anthony's Pizza Mixed Use, 155 Wade Rd.m Sketch Plan: No Action

Cumberland Farms, 1893 Central Ave, Concept Acceptance: Approved

Starlite Mixed Use: Public Hearing Called for June 19, 2018