

**TOWN OF GREENVILLE PLANNING BOARD**

**Sept 28, 2010**

**Greenville Town Hall**

**MEETING CALLED TO ORDER AT 7:41 PM**

**PLEDGE**

**INTRODUCTIONS**

Roll Call: Arnie Cavallaro/Chair, Ken Elsbree, Orloff Bear, Jr., James Barry/Alternate, Helena Kosorek/Secretary  
Absent: Tal Rappleyea/Town Attorney,

Guests: Larry Cooke, Code Enforcement Officer, Alton MacDonald of Santo Associates, John R. Ingalls, Niall Donnelly, and Lois Brnetsky

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August 24, 2010 minutes were held over for review for the next meeting.

Noted: There is a quorum of the board present.

**OLD BUSINESS**

**Donnelly – Public Hearing – 6 lot subdivision**

Arnie Cavallaro, Chairperson, stated that in the previous meeting there was a review of the site plan and there was no reason found for there not to be a Public Hearing.

Mr. Donnelly presented a new map. Previously an aerial map had been provided on 8/24/10. There were some changes made due to the estimates from the aerial map. Mrs. Brnetsky reviewed the map.

Larry Cooke and Arnie Cavallaro determined lot# 6 needs to be increased to 5 acres.

Motion to open Public Hearing: Ken Elsbree

Second: Jim Barry

All in favor – aye

Opposed:0; Abstained:0

The Public Hearing will be held over until next month to present a new map with the one lot increased to five acres. Mrs. Brnetsky asked about the water table. Responses were provided.

Motion to keep Public Hearing open until 10/26/10: Ken Elsbree

Second: Orloff Bear, Jr.

All approved: aye

Mr. Donnelly provided check #4843 for \$725.00. He had previously paid \$25 with check # 4869 for a subdivision application. This brings his total payment to \$750. This was necessary to provide the correct fee for a 6 lot subdivision which is \$350 (\$200 plus \$25 per lot. The park fee is \$400. So the total due was \$750.

**NEW BUSINESS**

**John R. Ingalls – Case 2010 -9 Historic Preservation Review Tax Map 23.02-3-3**

John R. Ingalls presented building plans for addition. Arnie Cavallaro, Board Chair stated it met setbacks and colors. He asked for any comments. No comments made.

Motion to open public hearing: Don Teator

Second: Ken Elsbree

In Favor:5; Opposed:0; ; Abstain:0

Motion to approve: Ken Elsbree

Second: Jim Barry

All approved: yea (4)

Opposed: 0; Abstained :0

Building Permit # is 2260

No fee is needed for a preservation review. Mr. Ingalls will pick up building permit from Larry Cooke.

**Jerry and Dolores Storey - 2 lot subdivision with two houses on 5 acres –**

Al MacDonald of Santo Associates appeared for Jerry and Dolores Storey.

The Board has on file the application for subdivision, a \$25 check # 19013, a completed and signed by applicant Short Form Environmental Assessment. A new map needs to be sent to the Planning Board and The Zoning Board of Appeals.

Mr. Mac Donald had appeared before the Zoning Board earlier this evening. He can make each lot 2 ½ acres. The house was built in the 1980's.

Arnie Cavallaro, Board Chairman, will support whatever the Zoning Board decides.

Ken Elsbree noted the minimum lot width is 300' and they would have to request a variance for lot width, as well.

Action- The Planning Board denied the application or a 2 lot subdivision as it is a substandard lot and pending action by the ZBA

**General Discussion**

Upcoming trainings were announced.

Motion to adjourn: Jim Barry

Second: Ken Elsbree

All approved: aye

Meeting adjourned 8:30p.m.

**Town of Greenville Planning Board  
Meeting Minutes  
Sept. 28, 2010**