

**TOWN OF GREENFIELD**

**PLANNING BOARD**

**AUGUST 25, 2009**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Planning Board is called to order by Gary Dake at 7:00 p.m. On roll call, the following members are present: Gary Dake, Lorna Dupouy, Michael Ginley, Thomas Siragusa, Tonya Yasenchak and Nathan Duffney, Alternate. John Streit and Michael Thraikill are absent. Gerry McKenna, Zoning Administrator, and Charlie Baker, Town Engineer, are present.

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**MINUTES – August 11, 2009**

MOTION: L. Dupouy

SECOND: T. Siragusa

RESOLVED, that the Planning Board waives the reading of and accepts the minutes of August 11, 2009, as submitted.

VOTE: Ayes: Dake, Duffney, Dupouy, Ginley, Siragusa, Yasenchak

Noes: None

Absent: Streit, Thraikill

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**PLANNING BOARD CASES**

**MICHAEL VINCENT – Minor Subdivision**

Allen Road

B. Duffney recuses himself. G. Dake states that the Town is in receipt of the letter from P. Jensen regarding the sight distance and provides the applicant with a copy of C. Baker's comment letter asking for some clarification. He states that we have not received a response yet and asks if the applicant has. M. Vincent states he only has that last report from P. Jensen. G. Dake states that the letter only states that sight distance is good, but one on the things that the Planning Board has required, and has been previously requested in this case, is that the sight distance meets AASHTO. Rather than saying that it looks good, we need to have some sort of engineering justification. G. Dake states that we are not disputing whether or not there is sight distance, the letter just says it looks good, which will not stand up in court. T. Yasenchak states that P. Jensen needs to qualify it. G. Dake states that he is not aware of any other issues that we had up there, other than the sight distance issue. He states that he is aware that the applicant did a lot of work. All P. Jensen needs to do is compare it to the AASHTO standards. C. Baker states that the simplest thing would appear, and he does not know what the relationship is, but the last report that Ernie Gailor wrote made recommendations that some grading could be done to improve the sight distance. If he would give us a letter saying that he has reviewed the work that was done there and it now meets the AASHTO requirements for a 40 mph speed limit, that's the end of it. T. Yasenchak states that it is not just using the words, there are certain clarifications and all he would have to do is look in the book. C. Baker states that there is a standard procedure to follow to measure sight distance and compare it to certain criteria, and that is what needs to be spelled out in the letter. T. Siragusa states that they can call C. Baker with any questions. G. Dake states that it has been a long road, but lets not quit now, lets do it right to the end. T. Yasenchak states that your professional should know that, should be able to qualify it.

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August 25, 2009

**DISCUSSION**

June Banning is present and would like to know what is taking place on the property formerly owned by E. Suto and now T. Makkay. She has concerns regarding number of lots, acreage required, wells, septic, etc. G. Dake explains that we have preliminary plans for the property, they were proposing a cluster subdivision, but that we do not have any final plans. It is explained to Mrs. Banning that once we have a complete application, all adjoining property owners will be notified and a public hearing will be held so that the neighbors can let the Planning Board know what concerns might be. G. Dake states that the file is available for anyone to come in and take a look at it at any time.

L. Dupouy reminds the Board that the summer party is Friday night, August 28, 2009.

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Meeting adjourned 7:16 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland