

SUBDIVISION COMMITTEE MINUTES

December 11, 2001

I. CALL TO ORDER

The meeting was called to order at 7:05 pm.

II. ROLL CALL

Present were the following members: Dennis Santella, Chairman; Stephen Thomas; Daniel O'Connor; Walter McLaughlin.

Also present were: Michael Wrinn; Roger McFadden.

SUBDIVISIONS

**A. #3515 ALBERT & ROSALIE HOYLAND – 5
CHRISTOPHER LANE – 2 LOTS – REVIEW PRIOR TO
HEARING**

This application has received sign-offs from the Department of Public Works and, the Water Department and the Conservation Officer. The applicants are proposing to create two lots both of which comply with the subdivision regulations and the zoning regulations. A neighbor has submitted a letter objecting to the proposal. The letter stated that there were enough lots in the area already and also stated a concern about ledge in the area and damage due to blasting. The owner will demolish an existing single-family residence to create these proposed lots. There is adequate room behind the front setback for the required parking. There are curbs, which exist along Christopher Lane; however, there are no sidewalks in that area. The applicant has requested a waiver of the sidewalk requirement. They have also proposed to install the required street trees. There is a fire hydrant within 500' of the proposed lots.

Mr. Santella asked if there were any indication of ledge. Mr. McFadden replied that his inspection shows probably not and that the applicant would address that issue.

**** MR. O'CONNOR MOVED THIS ITEM TO THE FULL COMMISSION.**

**** MR. MCLAUGHLIN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

B. #3517 – J.M. LAYTON & CO., INC. – 69 EAST AVENUE – 2 LOTS – PRELIMINARY REVIEW.

Mr. O'Connor left the meeting room.

This applicant has requested variances of the side yards for additional parking spaces. A January 2002 public hearing is scheduled.

C. #3518 – ANTHONY FALBO – 72 BROAD STREET – 2 LOTS – PRELIMINARY REVIEW

Mr. O'Connor returned to the meeting.

Sign-offs from the Water Department has been obtained for this application. The applicant is proposing street trees and there are no sidewalks or curbs on this lot. A January 2002 public hearing is scheduled.

**** MR. O'CONNOR MOVED BOTH ITEMS TO THE FULL COMMISSION.**

**** MR. MCLAUGHLIN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:15 pm.

Respectfully submitted,
Gerda Adonis
Telesco Secretarial Services