

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:30PM

November 2, 2009

MEMBERS

PRESENT: Andy Kelkenberg, Co-Chairman
Erik Polkowski
Don Hoefler
John Potera
Terry Janicz
John Olaf
ABSENT: Tom Cowan
OTHER: Christine Falkowski, Recording Clerk

- The Planning Board would like John Good to report to them on when a permit for “Excavation, Fill, Pond or Soil Removal” is required. It appears that soil is being moved from one site to another at the northwest corner of Main & Cummings.
- **Minutes** – Don made a motion to approve the meeting minutes of October 19, 2009, seconded by John Potera:
John Potera -Aye
Terry Janicz -Aye
Erik Polkowski -Aye
Don Hoefler -Aye
Andy Kelkenberg -Aye
- **Sign Law**-review draft & off-premises signs painted on barns - tabled
- **Open Development** - tabled
- **Allowed uses in C-2 zone** – The Planning Board reviewed the draft resolution and wondered if all C-1 and C-2 zoned areas in the town should be included, or if only Route 5 is to be affected. Possibly, paragraph 2 should be amended to add “within the Overlay Zone on Main Road”. The Board agreed that from a zoning point of view, this is a good idea. From a property owner point of view, they were not in agreement.

8:00PM - (2) Lot Major Subdivision – Vacant Land – Billo Road

The five-acre parcel on the corner of Billo and Hiller is one of the lots created by the 10-lot major subdivision approved in 2007. Jeff Fancher owns this lot and now would like to split it further by creating two new lots, hence the major subdivision. A survey/drainage plan was provided with elevations but it did not include homes plotted on the plan with runoff depicted. Item was tabled.

Next Meeting: November 16, 2009

John Potera made a motion to adjourn the meeting at 8:15PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk