



**SPR2021-08**

A request from Alexander Suffoletto for site plan approval for property located at 220 Center Road for construction of free-standing drive-up café.

The applicant has been providing plan changes to the Code Enforcement Office. The applicant must appear before the Zoning Board of Appeals prior to site plan approval.

**SUBDIVISION REQUEST**

A request from Nexgen Development II, LLC for a forty-four (44) lot, single-family home subdivision extending from John Alex Drive to Reserve Road.

Motion by McCabe, seconded by Frick, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

Peter Sorgi of Hopkins Sorgi and McCarthy, LLC and Anthony Pandolfi, project engineer from Carmina Wood Morris presented on behalf of the applicant and provided the Planning Board members with updated plans that include the following changes:

- ✓ The builder of the subdivision is Marrano Homes
- ✓ The tree survey has been completed and submitted. Trees will be added to bring the tree count above what is required by Town Code. Trees will be placed to screen the two neighboring properties. A portion of the sidewalk has been removed to place trees and prevent any maintenance issues.
- ✓ Stop signs have been added to alleviate traffic concerns

Mr. Pandolfi referred to the request to curve the road and stated this was not able to be accomplished. Town Code requires a center line to center line offset of 125' minimum. Due to the width of that portion of the property this was not able to be done.

Mr. Sorgi explained trees were placed where they would not impede the drainage of properties.

Chairman Rathmann referred to the grading plan and questioned if the lower right corner was adjusted. Mr. Pandolfi responded the lowest point on the property does not allow water to get to the storm water management system. The plans show a small portion in the rear lot that will have less run off than is there currently.

Chairman Rathmann questioned the runoff from the upper left detention to the adjoining property. Mr. Pandolfi stated the adjoining parcel is owned by the town and there should not be any easement requirements.

Mr. Schieber stated new developments now receive an overlay district through the tax assessment. The builder attempts to make the area aesthetically pleasing; once building stops, the areas are usually not maintained. The town now creates an overlay district in which the parcels who utilize the storm retention ponds pay for them and the town maintains the property. Mr. Schieber will confirm the timeline for ownership.

Chairman Rathmann stated the properties on John Alex Drive discharge onto a portion of the property and questioned if the site could be responsible for discharging the water coming from adjoining properties. The area along the back is like a swamp with no drainage from John Alex Drive properties; each property looks to have a



