

APPROVED

DRAFT

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, JULY 10, 2013**

**IN ATTENDANCE:** Chairperson Patrice Chester      Anna Milucky  
Lou Kiefer      Matthew Sush  
Melinda Meddaugh  
Bernard Cohen & Jonathan Sunshine, Alternates  
Paula Kay, Attorney  
Logan Ottino, Building Inspector  
Dick McGoey, Consulting Engineer      Scott Mace, Liaison

Chairperson Patrice Chester called the meeting to order at 7:30 PM and opened the public hearing.

*18 surrounding property owners were notified by certified mail*

**SERENITY GARDENS** – Joe Pfau & Michael Watkins

Mr. Pfau stated that the applicant is proposing a 34 lot residential subdivision and a 35<sup>th</sup> lot that will be a clubhouse. The property is approximately 386 acres with wetlands in the back portion of the property. There will be a single road through the center of the development. The development is out of the wetlands and the 100' buffer. The proposal is for single-family residential lots. 4 lots are between 2 & 3 acres the others are 5+ acres. The property is in the RR2 district. There will be an emergency turn-around halfway through the proposed road. This will be a private community and roadway. There will be a call box and gate; details of that have not been worked out yet. The entrance to the property was moved closer to the Monticello Motor Club after discussions with the highway superintendent and town engineer. A firm has been hired to do an endangered species review. There will be additional visits to the site but so far nothing has been discovered.

Melinda Meddaugh asked about the clubhouse.

Mr. Watkins responded that as sponsor of the project he will own and maintain the clubhouse. There was no public comment.

A motion to close the public hearing at 7:35 PM was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

A motion to approve the minutes from the previous meeting was made by Lou Kiefer seconded by Lou Kiefer.

4 in favor

0 opposed

Melinda Meddaugh – abstain

A motion to take the agenda out of order was made by Anna Milucky seconded by Matt Sush.

5 in favor

0 opposed

**GOLDEN RIDGE – SENIOR & WORKFORCE HOUSING** – Joe Pfau

Dick asked if the engineer had any problems or concerns with the technical review comments.

Mr. Pfau said no.

Mutuality of use agreement, developer's agreement and conservation easements are being worked out between the applicant's attorney and the town attorney.

The conservation easements consist of mostly wetlands and total roughly 40 acres.

A motion to declare lead agency was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

A negative declaration motion was made by Melinda Meddaugh seconded by Matt Sush.

5 in favor

0 opposed

A motion for final conditional site plan and subdivision approval was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

Melinda Meddaugh recused from the next item on the agenda – Bernie Cohen replaced her.

**Glenn Smith is the planning board engineer for the following project.**

**MONTICELLO MOTOR CLUB** – Barbara Garigliano & Ari Straus

Ms. Garigliano advised the board that it was difficult to determine exactly when the board declared lead agency on this project. The applicant is asking that the board reassert it's intention to become lead agency. A list of involved/interested agencies was developed and a copy was submitted to the board and will be made a part of these minutes.

A motion to send out notice of intent to become lead agency was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

Part 3 of the EAF has been completed

Chairperson Chester said that new to the plan is the hours of operation, 7:00 AM to 7:00 PM, Monday through Saturday; and 8:00 AM to 7:00 PM on Sunday, she wanted the board to be aware of that.

Currently there is no limitation on hours or racing days.

Ms. Garigliano stated that the hours and days of operation would not apply if there was a professional event; which would be a maximum of 4 professional events per year.

On the south side of Cantrell Road, neighbors will no longer be allowed to ride 4 wheelers, atvs and snowmobiles will no longer be allowed; there will be policing of the area to ensure enforcement.

The karting track has been moved to the middle of the track property; MMC will only buy 4 stroke engines as they replace their fleet of 2 stroke engines.

There is presently an 8'-10' game fence around the north property; a 4' security fence is being contemplated to secure the off road course but not affect game.

Paula Kay advised that the applicant will start with security and if there continues to be complaints about the unauthorized vehicles then the town will require that the fence be installed.

Ari Straus told the board that they will revoke the rights of unauthorized vehicles per the demands of some neighbors at the public hearing.

Trees – turf parking The 100' buffer on the south side of Rupp Road is rather sparse; the plan is to make that thicker with 50' of thicker buffer with alternate plantings of pines. On the east side there will be 250' line of alternate evergreen plantings; spruce, pine and hemlock as determined by the town engineer. This is instead of just replacing trees over 4" in diameter elsewhere on the site. However they will concentrate on the Rupp Road area with 500 or 600' of dense vegetation. Ms. Garigliano stated this would create a visual buffer between the bungalows and the turf parking.

The site plan is being revised to reflect the fence on the north side of Cantrell. The fence will be replaced with a wall before any professional events take place.

Chairperson Chester asked why 7:00 AM and not 8:00?

Ari Straus- responded that sometimes you have an early sunrise; the option to start earlier allows them to be done by 7:00 PM.

### **OSTER FUN PARK AND PETTING ZOO** – Mr. Oster, Jay Zeiger & Chris Brunjes

The board had a concern for the traffic pattern; that has been modified to a 22' access drive – a separate entrance with a loop. Bus parking has been moved. There are now sidewalks for the kids away from the traffic. The handicap space is in the same location as before. 5 spaces have been moved to the straightaway. A maximum of two buses will be allowed on site at one time.

If they wanted additional buses to be allowed they would have to come back to the planning board for a revised site plan. The plan allows for a 24' back up distance, which is required. The fire chief sent a letter of approval of the plan and traffic flow for emergency vehicles.

Zeiger: that was the board's main concern

Chairperson Chester: it is a much better plan

The staff parking should show three; that will be revised.

Melinda Meddaugh stated that the notes on the plan should match regarding the access drive and parking area for the private residence.

Anna Milucky asked that the applicant explain the staffing and who would be controlling the buses

Mr. Oster: the person in the concession stand will police the buses to be sure no more than two are on site at the same time

Melinda asked about screening between the different parcels

Chris Brunjes: nothing is planned; there is a vacant parcel between the proposed petting zoo and the neighbor's property

Zeiger: the main concerns of the board

- A) the staffing plan: 3 full-time people are required – 1) concession 2) animals 3) one to maneuver between the entertainment items – Paula asked if that were enough. Zeiger responded that they want to see someone around when there are kids by the animals
- B) agreement between the applicant and the animal provider
- C) licensing requirements – this can take up to 90 days; once the animals are on site the USDA can be there within three business days for an pre-licensing inspection. The USDA can also do unannounced inspections

Dick said there are also other approvals that are required. The DOH for the septic system and the concession stand. Dick asked for a copy of the submittal to the DOH.

The USDA said animals and patrons cannot be intermingled without the proper license.

The applicant asked if they could operate the fun park and separate the animals.

Paula asked why they would want to separate it out?

Zeiger: by the time we get the other approvals we would have the license.

Paula Kay: nothing is going to happen with the animals until you open; you would still need a staff person to care for them

Chairperson Chester: normally we approve a plan subject to approvals being received.

Oster: animals need to be vaccinated and watched for two weeks before I can bring them over.

Melinda Meddaugh: what is the USDA looking at for licensing?

Oster: the site where the animals are kept; storage of food and such

Paula Kay: the board has the right to make that decision; they are not comfortable with having the animals there and having the fun park in operation.

Dick stated that the applicant and attorney are being unrealistic about the time frame; the septic system approval from the DOH – after approved will take weeks to construct. Nothing has been submitted to the building department – it will take time for the plan to be reviewed and a building permit be issued

The board suggested that Mr. Oster get the animals on site; get the USDA license they need and proceed with getting the necessary approvals from the DOH.

Chairperson Chester said they are not comfortable with the plan as submitted. All approvals must be received before we approve the site plan.

Paula Kay told the attorney a resolution is required for review by her and the board.

#### **DARDER** – Anthony Sciciliano

The applicant is proposing a two-lot subdivision. A variance was required for an accessory building on a lot without a primary structure. The variance was received and is shown on the subdivision map as note #5.

Dick asked that the deep-pit locations and results be added to the map. Dick had no further comments.

A negative declaration motion was made by Lou Kiefer seconded by Matt Sush.

5 in favor

0 opposed

A motion for approval of a 2-lot subdivision was made by Matt Sush seconded by Lou Kiefer.

5 in favor

0 opposed

Jonathan Sunshine recused from the following project.

#### **EPT CONCORD** – Michael Zarin & Steve Vegliante

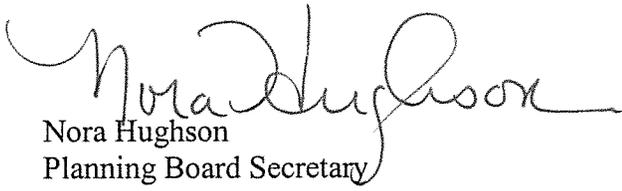
The applicant is here seeking final site plan approval with conditions.

A motion for final site plan approval with conditions was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

Respectfully submitted,



Nora Hughson  
Planning Board Secretary