

Mr. Ford discussed the Board of Health memo dated June 30, 2014. There is no impact to the septic system and the Health Department has no objection.

Mr. Ford discussed the Environmental Commission memo dated July 13, 2014. The need for the parking has been discussed. The landscaping approved as part of the 2002 application will be relocated to provide the adequate buffer along Route 206. The landscaping will be subject to the review and approval of Mr. Bartolone. The Board determined a bike rack is not appropriate for this site.

Mr. Ford discussed the Open Space Committee memo dated August 4, 2014. The applicant will address the landscaping to the satisfaction of Mr. Bartolone as a condition of any approval. The existing conservation easement will not be impacted. The limits of disturbance will be marked out in the field and inspected by Mr. Bartolone.

The applicant has no objections to the comments in Mr. Bartolone's memo, Mr. Cline's memo and Ms. Coppola's memo.

Mr. Bartolone discussed his memo dated August 12, 2014. The discrepancies with the identification of the trees will be taken care of. The main issue is maintaining the buffer between the parking lot and Route 206. There is a soil stockpile area proposed between the septic and the existing trees. Based on a field visit Mr. Bartolone does not believe it will fit in the proposed area.

Mr. Ford explained the soil stockpile is more for soil erosion and sediment control and construction staging. It can be relocated on site. The plan will be revised to show the new location.

Mr. Ford discussed Mr. Cline's memo dated August 25, 2014. Mr. Cline said the main item in his memo that needs discussion is how the construction will take place on an active site. Mr. Ford responded that the area is currently open and they don't envision a great need for a staging area because there is really not a significant amount of materials to be stored. As the soil is dug out it will be placed in a truck and hauled to another location. There is not a place to store it on site. At this point they do not know how much material will have to be removed.

Mr. Ford discussed Ms. Coppola's memo dated August 7, 2014. With regard to the positive and negative criteria there is the safety issue with the parking and the screening of the parking and the small magnitude of the variance. They will comply with the ordinance requirement for the sight triangle. There is adequate sight distance.

Mr. Cline noted that the applicant will be required to enter into a Construction Sequence Agreement and post the appropriate bonds.

Mr. Palmer noted that there is a submission waiver request from providing a Letter of Interpretation (LOI). A prior LOI has since expired. As a condition of approval there will be an application to DEP for a new LOI Footprint of Disturbance.

A motion to approve the submission waiver was made by Mr. DeRochi, which was seconded by Mr. Post. This was carried on the following roll call vote:

Ayes: Cheskis, DeRochi, Post, Thompson, Voitach, Brach and Kristjanson

Nays: None

Mr. Drollas summarized the conditions.

Vice Chairman Cheskis opened the meeting to the public. There was no public in attendance.

A motion to approve the application subject to the conditions was made by Mr. DeRochi, which was seconded by Mr. Voitach. This was carried on the following roll call vote:

Ayes: Cheskis, DeRochi, Post, Thompson, Voitach, Brach and Kristjanson

Nays: None

IV. MINUTES

June 17, 2014 – Regular Meeting

A motion to approve the minutes was made by Mr. Voitach which was seconded by Mr. Post. This was carried on the following roll call vote:

Ayes: Cheskis, DeRochi, Post, Thompson and Voitach

Nays: None

There being no further business to come before the Board the meeting was adjourned at 8:26 p.m.