

**VILLAGE OF ESSEX JUNCTION
PLANNING COMMISSION
MINUTES OF MEETING
June 16, 2011**

- MEMBERS PRESENT:** Liza Kilcoyne (Chairwoman); Diane Clemens, Nick Meyer, John Alden. (Aaron Martin and Andrew Boutin were absent.)
- ADMINISTRATION:** Robin Pierce, Development Director.
- OTHERS PRESENT:** Paul Brogna, Richard Bouffard, Brad Gardner, Paul Bouffard, Dave Johnson, Jerry Lasky, Priscilla Kimberly, Sandi Hoffman, Randy Pratt, Nancy Pratt, Peter Rowan, David Burke, Bill Banke.
- AGENDA:**
1. Call to Order
 2. Public Meeting/Hearing Deliberation (continued)
 - Final Plan, 48 Unit Planned Residential Development (PRD), 216 Maple Street, Bouffard Family
 3. Adjournment

1. CALL TO ORDER

Chairwoman Liza Kilcoyne called the meeting to order at 6:50 PM.

2. PUBLIC HEARING/MEETING (continuation)

Final Plan for a 48 unit Planned Residential Development (PRD) at 216 Maple Street in the R-1 District by Sheppard, Brogna, Gardner Essex LLC and O'Leary-Burke Civil Associates, agents for the Bouffard Family, owners

The Planning Commission reviewed and edited draft conditions of approval.

DELIBERATION/DECISION

Final Plan, PRD, 48 Units, 216 Maple Street, Bouffard Family

MOTION by Diane Clemens, SECOND by Nick Meyer, to approve the Final Plan for a 48 unit Planned Residential Development at 216 Maple Street in the R-1 District by Sheppard, Brogna, Garner Essex LLC and O'Leary-Burke Civil Associates, agents for the Bouffard Family, owners, with the following conditions:

1. Existing perimeter vegetation shall be retained and delineated on the site prior to commencement of construction. The applicant shall protect existing perimeter vegetation zones with construction snow fencing throughout construction. Placement of new compatible vegetative species within and at the edge of the retained woods shall be located with guidance from village staff or staff designee to further screen selected, most direct sightlines. It is not the Planning Commission's intent to require the project to provide a solid wall of landscaping.
2. When locating the buildings on site, the applicant shall make every effort to save and protect more of the existing mature vegetation near and around the structures. The intent of this condition is to reduce the amount of clear cutting and replanting. More of the existing vegetation

shall be retained around the buildings, and the proposed new 'clusters of trees' shall be reallocated as perimeter plantings.

3. Proposed street tree species shall be alternated along the roads.
4. All landscape plants installed shall conform to the species selection approved in the Village Land Development Code.
5. Existing vegetation, especially around the edges of the development, shall be retained and enhanced to provide screening and habitat for wildlife wherever possible. The vegetated buffer zone shall be maintained by the homeowners association.
6. Within the existing woodland to be retained the following shall apply: There shall be no cutting or removal of trees or shrubs except with administrative review and approval by the Development Director or designee; such review will determine whether the proposed cutting or removal is appropriate. The cutting and removal of storm damaged, diseased, or dead trees which pose a hazard as determined by the Development Director or designee shall be permitted.
7. The trail system shall be as presented in the plans (primitive trails) and the Village Public Works Dept. shall not be required to maintain the trails through the seasons.
8. The applicant and contractor shall designate individuals responsible for the enforcement of erosion control during construction. Emergency contact information for these individuals shall be provided along with weekly erosion control site reports faxed to the Village Planning Office at 878-6946 and Water Quality Superintendent's office 878-6948.
9. The applicant shall provide a guarantee for protection of the hillside to the satisfaction of village staff.
10. The function of driveways to existing houses shall be maintained during construction of the development to ensure access to properties for residents. The applicant shall take precautions to minimize the impact of construction noise and dust to the homes adjacent to the access drives and to all homes surrounding the site.
11. Light heads on the streetlights shall be changed to ones with a more residential look. Proposed fixture type shall meet village standards and be submitted to village staff for approval/project file.
12. The applicant is strongly encouraged to limit the length and height of the entry sign stone wall to no more than three feet in height or eliminate the feature entirely and redirect the cost savings to more landscaping/screening.
13. The Planning Commission is not in favor of a fence around the retention pond or a paved drive to the access. The Planning Commission respectfully requests the Village Engineer to review the need for a fence or a paved drive before requiring one.
14. The applicant is urged to consider providing greater design variation among the buildings within the development (i.e. changes to rooflines, incorporating various colors and textures in the siding materials, and such).

15. With approval by the Village Engineer the proposed new section of the village water line shall be moved 50' to the northwest to enhance screen buffer plantings in the perimeter corridor, especially by the Lasky residence at 32 Woods End Drive, per the discussion at the 5/19/11 Planning Commission meeting. Any revised plan shall form part of the final file submission. A diagram of where the line should be located shall be attached to the conditions.
 16. The applicant is urged to phase all site work, especially tree clearing, to coincide directly with adjacent construction activity to avoid the entire development area (upper and lower portions of the lot) being cleared of trees for an extended period of time. A phasing plan shall be submitted as part of the final file material.
 17. All issues identified by the Village Development Director and Village Engineer shall be resolved to the satisfaction of village staff prior to the issuance of a permit.
 18. Homeowner association documents shall be revised and approved by village staff prior to the issuance of a permit.
 19. The applicant shall confirm that public access to the primitive paths on the site shall be maintained in perpetuity.
 20. The applicant shall comply with all requirements and comments from the Town of Essex Engineer.
- VOTING: unanimous (4-0); motion carried.**

3. ADJOURNMENT

MOTION by Liza Kilcoyne, **SECOND** by Diane Clemens, to adjourn the meeting.

VOTING: unanimous (4-0); motion carried.

The meeting was adjourned at 7:30 PM.

RScty: M.E.Riordan