

Meeting called to order by Chairman Rork

Present: Rork, Watson, Reinhart, Sheppard, Van Pelt, Henry, Hunter, Ivanik, McOscar

Also present: Anthony Lamanteer, Zoning Officer

Absent: Valente, Hedges

Review of June Minutes: Minutes were approved with one correction previously forwarded to Secretary Garrison (muntin in place of mutton). Motion to approve made by Van Pelt, seconded by Ivanik

Resolution 1-2014: Construction Approval in the Historic District to Ron and Alix Tyson, Block 19 Lot 26 (973 Ye Greate St) Resolution was read by Dean Rork, approved without discussion; carried with 8 ayes.

Resolution 2-2014: Amendment to Section C of the Procedural Ordinance of the Township of Greenwich. Resolution was read by Michael Henry. Henry pointed out that “be amended as follows “ should be added at the end of the paragraph beginning NOW, THEREFORE; addition was approved by consensus. Reinhart questioned whether Class A and B members have the authority to deny an application on their own. Henry confirmed that they do not; they only have the authority to review applications for historic preservation concerns; applications must then come before the entire board. Henry made a motion to accept the resolution with the above addition; Van Pelt seconded. Carried with 8 ayes.

Resolution 3-2014: Recommendations Regarding the Feasibility of Purchasing a Parcel of Land Located at Sheppards Mill Pond Resolution was read by Michael Henry. Rork questioned the clause regarding the “previously adopted resolution.” Henry checked notes on his computer and found the resolution was approved unanimously at the 07 February 2011 meeting. This 2011 resolution also mentioned the positive straw vote at the community meeting regarding the purchase . Ivanik moved to approve Resolution 3-2014 as written; Sheppard seconded. Motion carried with 7 ayes and 1 abstention.

Resolution 4-2014: Recommending the Township Committee Continue to Pursue an Easement for Flood Protection Along the Riverwatch Property. Resolution was read by Michael Henry. The Planning Board had already recommended this previously, then received pushback from owner in the form of a letter. The Planning Board would be reaffirming the previous recommendation through this resolution. The township attorney John Carr is working on this issue with the state. Farmland preservation doesn't allow for flood protection structures. If the easement isn't established now, there will be no chance of

establishing it in the future. The township either needs this high tide line easement, or we will need an easement along Bacon's Neck Road when the whole field floods. The berm the easement would allow is a backup option if the reconstruction of the dike does not take place. The land can be tilled until the construction of the berm takes place; then there will be a need access for the berm and for maintenance. Ivanik made the motion to approve and Rook seconded. The motion was carried with 7 ayes and 1 abstention.

Unfinished Business

- Historic District Ordinance. Already taken care of through the resolution.
- New Provisional FEMA Flood Zone Maps. The board is asking people to check maps against their own property. Once the maps are finalized, the Master Plan will have to be revised to reflect the new flood plain, and the change will go into the ordinance. The new map pushes the edges of the flood plain around a bit and provides a better definition of the elevations. Maps are available online. The Township Committee is being asked to authorize posting the link to the maps on the township website; Reinhart said it will be taken care of at tomorrow night's meeting. There will eventually be a public FEMA meeting to discuss the maps and receive input from the public.
- Bacon's Adventure update. Lamanteer reported he made contact with owners, who said they had a caretaker who didn't work out, and then a second one who also did not work out. Therefore they want to rent out the mother-in-law apartment and use the money for maintenance in lieu of having a caretaker. Their daughter is a senior in high school, and currently they are coming down 1 or 2 weekends a month. Once she graduates, they will move here full time; that will be in about a year. The situation is different from that of the Fenimores, because the owner is not living here. The property is only incidentally occupied by the owner. The renter would be in an in-law suite, in the same building. The Planning Board is requesting an application from the owner for a temporary use variance; that will provide a record of the issue resolution. The use variance should be requested for a set time period, such as 12 or 18 months.
- Bullseye House update. The realtor is working with owners – the building is going through foreclosure.

New Business:

Mike Thompson appeared before the Planning Board to apply for approval for the new roof which he already put on his house. He said he didn't know he needed historical approval. He will make out the application, and the work was approved, on condition that the application is forthcoming. Henry moved to approve; Sheppard seconded. The motion carried by voice vote, with no objections.

The Trimmers, who own property on Ye Greate Street, want to erect a small building on the back corner of the property on an existing concrete pad that is located in the setback buffer. It is on the north side, at the rear. They want to put up a 10' x 12' Agway-type building. They have talked to their neighbors and the neighbors have no objections. They are currently on vacation, so the question was raised on their behalf by Rook. They are to be asked to present an application for a bulk variance, and inform the neighbors within 200 feet of their application. They will be informed what the fee schedule is for the application (Sheppard will search his records to find the fee schedule.)

Lamanteer told the board that Mrs. Fenimore has approached him about building an outside staircase on the rental unit. She is to be told she needs to make an application.

Correspondence:

- Kelly Facemeyer, the fourth alternate, has sent a letter of resignation.

Public Comment

Jim Carluzzo requested copies of the four resolutions passed at the meeting; he was told he could have copies once Secretary Garrison has signed them and they have been released to the public.

Motion to adjourn was made by Sheppard and seconded by Hunter.

Minutes taken by Penny Watson in the absence of the Secretary, Lisa Garrison.