

**TOWN OF PARMA
PLANNING BOARD
OCTOBER 2, 2008**

Members Present:

Chairman

Ed Fuierer

Executive Secretary

Jack Barton

Rick Holden

Tod Ferguson

Bob Pelkey

Tim Harner

Public Present: Mark Sawicki, Charlie Lissow and John Caruso (Passero Asso.)

Meeting started: 7:01 pm

MISCELLANEOUS

Fairfield Place

1617 Manitou Road and 4664 Ridge Road West

John Caruso presented to the Board a map for this site with proposed filling areas. Mr. Caruso stated that not a whole lot of filling has been done this summer as the fill source had dried up, the project had been completed. They will again start to be getting a lot more fill when the Mill Road project starts. Mr. Caruso stated that they are requesting to continue the fill permit for phase one and two but not looking to fill in phase two, as they do not want to cut down the trees at this time. Mr Caruso did point out that the bulldozer driver has been filling in the proposed phase three, as there is no lines out there on site. And would like the Board to consider opening phase three of the filing plan but only the part that does not have the wooded area on it.

Mr. Caruso also stated that they have added a spot in phase one on the plans which will allow a mound of fill to be placed along the east property line to be used in the future to fill in that area shown on the plans on the east property line of the site. Mr. Caruso stated that the owner doesn't want to do that filing at this time because he will have cut down the trees that are there now and he did not want to do that at this time. A discussion followed on this.

Mark Sawicki - 1591 Manitou Road - Asked when the developer planned to start building. Mr. Lissow stated that he wanted to start last year but because of the economy he did not feel that he could put a million dollars in to a project.

A discussion was held on the length of time that the developer was to get the building started on this project.

A discussion was held on the proposed sewer system.

Fairfield Place Continued:

Jack Barton asked Mr. Lissow if he has a schedule as to when he would be in for approval on the site plan. Mr. Lissow stated that he can put the “pipes” in the ground anytime but with the economy the way it is he can’t afford it.

Mr. Barton stated that there were several phases of the fill permit already open and asked Mr. Lissow if there was not a way to close one of these phases before the Board agreed to open another phase. Mr. Lissow stated that phase one is essentially closed. Mr. Caruso stated that they are really working on phase two of the fill plan and are not asking for any further area then they are already working on at the present time.

Mr. Lissow stated that the drainage is in and he doesn’t believe that any complaints have come in in regards to drainage issues. Mr. Caruso stated that they are doing weekly site reports and after every rainfall event they are out at the site checking the drainage and submitting reports.

Mr. Sawicki asked who was running the top soil business out of the site. Mr. Lissow stated that he was.

Tod Ferguson stated that he would like to see some of these fill areas “capped” off as you move in to phase three of the filling. Mr. Lissow stated phase one is “capped” off and seeded.

A discussion was held on what the Board would like done and what Mr. Lissow thought was feasible for him to accomplish.

Mr. Ferguson stated that Mr. Lissow still had a open permit for phase one of this fill plan and if he wanted to he could continue filling if they wanted to, he would like to see and end date for phase one. Mr. Lissow stated that phase one could be completed by September 2009.

Rick Holden asked how much a phase 2 was up to grade. Mr. Caruso stated that some of it is approximately 3 feet shy.

Mr. Holden asked the engineer and developer to explain why they were looking to put the mound on fill on phase one and are not finishing the grading of phase one. Mr. Lissow stated that he did not want to take out the trees along the neighbors back lot lines and back fill to their lot lines until it was entirely necessary.

Another discussion was held on what needed to be done.

Mr. Holden asked how much lower is phase two then what is on the plan. Mr. Caruso stated that it was a rough estimate, not same all over. He pointed out the contour lines on the map and showed where phase one was seeded.

Chairman Ed Fuierer asked if they were planning to get the rest of the fill from the Mill Road project. Mr. Lissow stated that they will be just getting the dirt.

A discussion was held on the time line of this project.

Fairfield Place Continued:

A discussion was held on what area of phase three has been filled. Mr. Lissow stated that he is planning on completing phase two and three of fill plan with the fill he received from the Mill Road project.

Mr. Barton stated that the stone check dam on site seem to have some sediment in front of it and needs to be cleaned out. Mr. Lissow stated that this was the first he heard of it and that he will check it out and get them cleaned.

Tod Ferguson made a motion to approve fill permit for phase three as shown on plan for a period of 6 months. A condition of this approval is that phase one filling will be completed, topsoil in place and seeded by September 1, 2009. Tim Harner seconded the motion. Motion carried unanimously 5-0.

904 Hilton Parma Corners RoadFill Permit Extension

Jack Barton passed out plans showing the proposed fill on this site, the map was prepared by Schultz Associates dated 5/10/2008. Mr. Barton stated that the original fill permit is expiring and the owner would like an extension. Mr. Barton stated that the stock pile is not actually as presented on the plans, that there are actually two piles and they have been seeded and the grass has started to grow. He also stated that the swales are in and some of the check dams. Mr. Barton stated that he did visit the site but could not get all the way to the back lot line.

Mr. Barton stated that he was going to write a letter to the owner to have his engineer have the map reflect the actual site. Mr. Barton stated that he has had calls from the neighbors stating that there are ATV'S and small vehicles dumping at the site. The owner has an agreement in place with the neighbors to cross there property so that they do not have to take the trucks on the road.

Discussion as to how to keep the illegal vehicles off the property. The Board would like to see either the construction entrance put in as proposed on the plans or a gate put up to control access.

After a lengthy discussion **a motion was made by Rick Holden and seconded by Bob Pelkey to grant a 90 day extension for this fill permit and requested Mr. Barton to send a letter to the owner stating that the Board would like the construction entrance put in place, per the plans, or a gate put up to control access to the site. Motion carried unanimously 5-0.**

Gail's Trail SubdivisionLots R3 and 4

Jack Barton passed out a letter from the owners asking the Board to update the approval on these two lots. A discussion was held on the plans. There were no changes to the plans.

A motion was made by Bob Pelkey and seconded by Tim Harner to extend the final approval for Lots R3 and 4 of Gail's Trail Subdivision for two years. Motion carried unanimously 5-0

Jack Barton stated that these plans were originally given final approval on 8/6/1981 and the owner is now asking for an update on the Boards approval. Mr. Barton stated that two of lots have been built on in the past 6 or 7 years. That the Health Department is not accepting the proposed septic, that they want to see the septic in the rear yard. The owner is working with the Health Department.

Mr. Barton told the Board that he explained to the engineer that if the septic is moved, that they would have to come back before the Board for their review and approval of the plans.

A discussion followed on what the Board would like to do.

A motion was made by Bob Pelkey and seconded by Tod Ferguson to table this application until the Health Department issued has been resolved. Motion carried unanimously 5-0.

MISCELLANEOUS

A motion was made by Rich Holden and seconded by Bob Pelkey to approve the minutes from of the September 15, 2008 meeting as presented. Motion carried unanimously 4-0 (Tim Harner absent from 9/15/2008 meeting).

A discussion was held on the workshop that was being held on 11/14/2008 in Mount Morris.

Rick Holden gave a status report of the Agricultural/Open Space Committee.

There being no further business, **a motion was made by Tod Ferguson and seconded by Tim Harner to end the meeting at 7:58 pm. Motion carried unanimously 5-0.**

Respectively submitted,

Maureen L. Werner
Recording Secretary