

TOWN OF PARMA PLANNING BOARD

November 3, 2016

Members present:

Chairman

Executive Secretary

Tod Ferguson

Dennis Scibetta

Bob Pelkey

Mark Acker

Mike Reinschmidt

Mike Ingham

Public Present: Kris Schultz (Schultz Associates) Dave Norbut, Brad Norbut, Kathryn Rose, Trace Ceatti and Alexander Parsons.

Meeting started at 7:00 pm.

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to approve the minutes of the September 19, 2016, October 6, 2016 and October 17, 2016 meetings as presented. Motion carried unanimously 4-0 (Mike Ingham absent).

NEW BUSINESS

Sandalwood Subdivision 21 Lots North Union Street
Kris Schultz asked to be placed on the next meeting agenda for this application.

Mr. Schultz stated that the proposed plans will show a 21 lot subdivision with 2 private roads and that the roads will not connect to Loretta Drive.

MISCELLANEOUS

1682 Hilton Parma Corners Road Sustainable Community

Dave and Brad Norbut presented to the Board a preliminary conceptual plan of what they are calling a sustainable community at this property. Dave stated that the present home and barn are in such disrepair both will have to be removed. The applicants are proposing to place approximately 64 town homes on the west side and closest to the road. The plans also call for a solar farm (2 megawatt), a green area where chickens and bees will be kept, and a package plant sewage treatment center.

The applicants stated that a pond will also be proposed on the property and showed the Board conceptual architectural plans for the proposed townhomes.

1682 Hilton Parma Corners Road Continued:

A lengthy discussion followed on:

- Proposed solar farm and if they will be selling energy to grid and if a 3rd party will be managing the farm.
- Proposed sewage disposal system (packaged plant) and if owners are looking to dedicate the system to the Town or maintain themselves.
- If the Townhomes would be sold or rented (rented).
- What will rest of property be used for.
- Who will be maintaining Townhomes?
- Will the roads be turned over to the Town or will them be private (private).
- What will happen if the applicants cannot get the property rezoned?
- If the project will be phased (2 phases 40 townhomes and solar farm to start).
- the "Topo" of the property and the drainage of same.
- if the owners had done any market research to see if there was a market for this type of sustainable community.
- buffering between the proposed application and the neighboring properties.

The applicants stated that they were here before the Board to see if this type of proposed sustainable community is something that could be done in the Town. A discussion followed on what the next steps the applicants would need to take.

Chairman Ferguson spoke with the students in the audience and answered the questions that they had.

There being no further business, ***a motion was made by Mike Reinschmidt and seconded by Bob Pelkey to end the meeting at 8:56 pm. Motion carried unanimously 4-0 (Mike Ingham absent).***

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary