

**TOWN OF CHATHAM PLANNING BOARD
MEETING MINUTES**

**OCTOBER 13, 2015
FINAL COPY**

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MEMBERS PRESENT

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PUBLIC PRESENT

Marilyn Cohen, Chairperson
Aven Kerr
Mike Hart
Wendy Carroll
Bonnie Schoonmaker
George Schmitt, Town Engineer

Donna Staron

James Tomaso
Theodore Guterman II
Nancy Cuddihy
Karen Blass
Kenneth Blass

The October 13, 2015 Planning Board meeting was called to order @ 7:00 PM by Chairperson Marilyn Cohen. The Pledge of Allegiance was recited. Mike Hart moved to accept the minutes from the September meeting. Bonnie Schoonmaker seconded and this carried. Chairperson Marilyn Cohen dedicated a few minutes to remembering Tony Ooms. Tony served on the Board for over 40 years. His knowledge and input with regard to the Chatham area was always welcome when it came to projects that came before the Board. There was a moment of silence in remembrance of Tony.

**KENNETH BLASS – MODIFICATION OF ALREADY APPROVED SUBDIVISION
DROWNE ROAD**

Mr. Blass submitted new maps to the Board. One set showed the changes as requested by the Board at the September meeting. The second set of maps depicted changes that were not scheduled to be addressed at this meeting. Mr. Blass submitted the second set of maps in order to show three potential building envelopes. The Board made it clear that this would have to be submitted as a subdivision, adding that this was not on the agenda for this evening’s meeting. Mike Hart pointed out that Mr. Blass had added more to the application and had not gone through the proper procedure, adding that the Board had denied building on the south side. Mr. Hart stated that the primary reason for this meeting was to remove the note from the existing approved subdivision map that stated that there is no build area designated on the South side of Drowne Road. The applicant could then show where on Lot 2 a potential building envelope could be placed. Mr. Blass asked what the process would be for adding potential building envelopes. The Board explained that he would need the environmental review, the driveway cut approval, permits from the Department of Environmental Conservation, percolation tests from the Department of Health, and any other permits needed to be in place.

Mike Hart moved to approve the new set of maps that conform to the requirements as set forth at the September meeting. Wendy Carroll seconded and this carried.

**ED GOLDEN – SUBDIVISION
WHITE MILLS ROAD
INFORMATIONAL**

James Tomaso submitted new maps to the Board that showed how he had solved the problem regarding a landlocked parcel. The two lots on either side of the railroad tracks are being merged into one. There will be a total of three new lots created. Wendy Carroll pointed out that most of the wetlands are located on properties adjacent to this property. The Public Hearing was set for the November meeting.

Aven Kerr moved to adjourn, Bonnie Schoonmaker seconded, and this carried. The meeting was adjourned at 8:23 PM.

Respectfully submitted,

Gail Chamberlain, clerk

Marilyn Cohen, chairperson