

The Deerpark Planning Board met for their bi-monthly meeting on Wednesday, August 26, 2009 at 7:00 p.m. at Deerpark Town Hall, Route 209, Huguenot, N.Y.

The following were present:

BOARD MEMBERS

Willard I. (Skip) Wilson- Chairman
Theresa Santiago
Noel Malsberg

Dave Dean
Derek Wilson

OTHERS

Mr. Glen A. Plotsky, Town Attorney
Mr. Al Fusco, Jr., Town Engineer
Mr. Gary Flieger, Town Supervisor
Mrs. Viola Sinsabaugh, Town Board Liaison
Mr. Keith Schuller, Applicant
Mr. Art Trovei, Applicant
Mr. Steven Trovei, Applicant
Mr. Chuck Utshig, CMX Engineering, P.E.

THE PLEDGE OF ALLEGIANCE

KEITH SCHULLER - PRE-APPLICATION CONFERENCE

Represented by himself 721-3109

Owner/Applicant Keith Schuller wishes to purchase a part of Al Mann's property, and create a lot line change on their properties located on 389 Brandt Rd., Cuddebackville, N.Y.

It is an HMU Zone Section - Block - Lot : 7 - 1 - 24.22

Mr. Schuller showed the maps of his and his neighbors' property to the Board. He said that his neighbor, Mr. Mann, is selling his land. Mr. Schuller's deck is only 55' off of the property line, which does not give a large enough buffer zone, for if/when the new owners move in. Mr. Schuller said that he owns 1.66 acres.

Mr. Fusco said that he will speak with the Town Highway Superintendent, to see if he has any concerns about this property.

The Board determined that just the new lot needs to be surveyed, but both Mr. Schuller and Mr. Mann need to submit a combined lot line change application, and instructed Mr. Schuller about the escrow fees and Planning Board fee.

Skip Wilson explained the escrow fees to the applicant.

ART TROVEI - PRE-APPLICATION CONFERENCE

Represented by himself - 856-1142

Applicant/Arthur Trovei wishes to purchase the vacant Rowley Lumber Yard property, located on Route 6, and create a business to sell trucks and equipment.

It is an HMU Zone.

The applicant has spoken with the Building Inspector.

Mr. Trovei told the Board that the Building Inspector told him that this is an allowed use in this zone.

Mr. Plotsky said that the proposed use for this site is a special use, and the previous occupants, the lumber yard,

was also a special use. He said that under the Zoning Law, this project requires an application for a special use permit, through the Planning Board site plan process.

Mr. Plotsky said that Mr. Trovei just needs to list on his new site plan map, the location of his vehicles, hours of operation, number of employees, handicapped parking space, general parking area, etc. He told Mr. Trovei to put the maximum number of hours, and employees that he is planning to expand to.

Mr. Fusco said that Mr. Trovei needs to either tear down the old motel on the property, or get a professional report indicating that the motel is structurally sound. Mr. Fusco said, either way, Mr. Trovei needs to identify what he wants to do with the building.

The Board determined that this is a change of use, requiring a special use permit, and the applicant needs to go through the Planning Board site plan process.

Skip Wilson explained the escrow fees to the applicant.

BASHERKILL SUBDIVISION

Represented by Mr. Chuck Utshig, P.E.

Owner/Applicant Orange County Holding Co., LLC wishes to create a subdivision with approximately 300 single family homes on property located off of Route 211, Cuddebackville, N.Y.

It is in the RR and HMU Zones.

Section - Block - Lots : 8 - 1 - 1, 3, 23.1 & 23.21

Application received April 4, 2005.

Mr. Utshig thanked the Board members that were able to attend the site walk of the property, and extended an invitation for those Board members who were not able to attend, to go on a site walk.

Mr. Utshig said that he had e-mailed a revised site plan, and a list of items that were suggested by some of the comments from the site walk, and the previous meetings, to the Board. Mr. Utshig said that all of the issues that go along with the FEIS cannot be tackled at this time, because of the magnitude of that effort, but he said that he thought it would be appropriate to talk about the site plan and proposed revisions to the site plan that had already been prepared by the applicant.

Mr. Utshig said that the Board needs to come to some agreement regarding a general layout of the project. He said that that does not mean every single unit and its' exact location has to be determined, but a general consensus of how the site may be developed should be obtained so that the application may move forward.

Mr. Utshig said that the Planning Board should make a recommendation, relative to the cluster concept. Mr. Utshig said that he and the applicant will then have to go before the Town Board to get their approval to apply the overlay zone to this site. Mr. Utshig said that logistics still have to be worked out between the applicant's consultants, the Town Attorney and the Town Engineer, because SEQRA

prohibits any action by any Board, until the SEQRA process is done.

Mr. Utshig said that if the Planning Board does not come to a consensus on trying to develop this site as a cluster instead of a conventional subdivision, then the applicant puts a lot of money and a great deal of time and effort that is wasted without getting a consensus because the cluster cannot be approved without the consensus.

Mr. Utshig said that there is a catch 22 in the Deerpark Zoning Code that an applicant trying to accomplish this, can get caught in. Mr. Utshig said that the Planning Board and he needs to come up with answers on how to approach that difficulty. He said that the first step is to try to get some consensus on a plan.

Mr. Utshig said that his client wants to continue to take advantage of what the cluster concept allows his client to do, which is to condense the development on the site to a smaller footprint.

Mr. Utshig said that in the DEIS, the first phase in the review of the plan, there was 150+ acres of disturbance of

the 636 acres. He said that that was approximately 25% disturbance at the site. He said percentage wise, that's a pretty small disturbance, as compared with a conventional subdivision with sewer and water, that would produce 10,000 square foot lots and much more disturbance.

Mr. Utshig then pointed to the first plan that was submitted. He said that the green areas are places where units were proposed to be built. He said that this is the site plan that was included in the Planning Boards' site walk, and is included in the DEIS.

Mr. Utshig then pointed to the more recent map submission, and said that there's a connection to Route 211 and units proposed on the lower side of the lake. Mr. Utshig said that the topography around the lake is severe, so in this new map his client wanted the units around the lake eliminated, and opted for some type of re-distribution.

Mr. Utshig said that there were fairly long cul-de-sacs on the first plan that were outside of the flood plain along the river, also outside of the wetland buffer, but were still along it. He said that his clients then went back and significantly reduced both those cul-de-sac lengths.

Mr. Utshig said originally there were approximately 70 units in those two proposed cul-de-sacs. He said that on this new plan, there are only 25 to 30 units there. Mr. Utshig said that he can put the townhouses in a smaller footprint, with a lesser disturbance, on this new plan.

Mr. Utshig said that these are the three primary areas, where the impact was reduced. He said that 50 units into this part of the site that is already disturbed is not a substantial increase, because it is in the heart of the project. He said that with this new proposal, the distribution is stronger on the townhouse side, rather than on the single family lots and the distribution of the single family lots is a little bit smaller from a lot size perspective.

Mr. Utshig said that another topic that his client addresses in this new plan is the location of the sewage treatment plant. He said that it was originally proposed down off of the edge of the lower cul-de-sac. He said that its location has been re-located to the far side, that is, as far away from any adjacent development as possible. Mr. Utshig continued that there is flexibility in where the sewage treatment plant will be located, but part of the proposal is obviously designing the plan to permit discharge to the river. He said, from a practical perspective, the sewage treatment plant is proposed to be as close to the river as possible because that is their discharge point.

Mr. Utshig said that these changes in the plan reduced the development footprint by another 25 acres. He said that the proposed disturbance area now is + or - 125 acres, or something less than 20% of the site. Mr. Utshig said that this is a proposal of more condensed area, and leaves 500 acres undisturbed.

Mr. Utshig said that some of the other internal adjustments that were made, that don't stand out as much, included a re-adjustment of the proposed roadways, reducing the number of dead end cul-de-sacs so there is better internal circulation.

Mr. Utshig indicated on the new map, that he was able to connect one section to another section along the one side of the lake, without an access coming off of Route 211. He said that internal adjustments, such as this one helps the circulation.

Mr. Utshig said that there is the same number of access points, as originally proposed off of County Route 61.

Mr. Utshig said that an observation that was made during the site walk was that, for all intents and purposes, this development is really in the center of the property and that from the perimeter, there is really not a lot of development along the edges. He said that there are substantial buffers in all directions. He said that even if you look along County Route 61, the number of units that can be seen are not numerous; only a handful that are accessed from the internal roads. He said, therefore, the visual impacts from the traveling public, has been greatly reduced by these new adjustments to the plan.

Mr. Utshig pointed to the location of the dump site on this new plan, which is off of the property and adjacent to the railroad tracks, and said that he has eliminated a portion of the development that was too close to that dump site. He also acknowledged that the issue of the dump site location and proximity to development is still an issue that will be dealt with in the FEIS.

Skip Wilson said, concerning the water issue, because of the nearness of this old dump site it must be made sure that the water will not be contaminated.

Mr. Utshig agreed, and said that studies have already been started to determine impacts and issues, such as: the impact of the wastewater treatment plant discharge into the Basherkill; temperature issues;

water quality issues. These are all issues that the applicant has started to review and tackle, because of the nearness of the Basherkill to the proposed development. Mr. Utshig said that all of the factual information that is necessary to demonstrate that the discharge will not have an adverse effect of the river will be presented to the Board. He said that some of these studies are “time of the year” sensitive, and because they had to get done before the bad weather, those studies have already been started.

Mr. Utshig said that tonight’s meeting isn’t about tackling all of these above issues, but it’s about “are we going in the right direction with this site plan?” He said, again, that he needs to first get a consensus from this Board, and then proceed to the Town Board and get their consensus. Mr. Utshig said that the Deerpark Town Code requires him and his client to take those specific steps.

Derek Wilson asked whether, in moving the units around, there is the same number of units. The units are just redistricted?

Mr. Utshig answered yes, in essence. He said that the density has not been reduced. Mr. Utshig said that he had had a meeting with the Town Engineer, Mr. Fusco, and discussed the density calculations, and worked through those. Mr. Utshig said that he understands that there is some back-up information that has to be provided to go along with the documentation of the FEIS.

Dave Dean asked about the design of the sewage treatment plant?

Mr. Utshig answered that he is trying to design it so ultimately there are no pump stations. He said that given the nature of some of the topography on this site, (he indicated a portion on the map), he said that he may be unable to get the gravity to flow to the plant, and ultimately a pump station may be required as part of the project. Mr. Utshig said that he really wants to make sure that the plant has the gravity discharge to the river, which is more important, if at all possible, than a pump station.

Skip Wilson asked, can you get a 500’ buffer around the lake?

Mr. Utshig answered yes, but it’s a 100’ buffer, which is NYSDEC regulated.

Dave Dean asked, if you do have to put a forced main down on the lower section is that going to distribute the sewage to the existing gravity system and flow from there? You are not going to cut a forced main into any of that virgin ground, and from there into the treatment plant, but you will utilize what is already there?

Mr. Utshig answered yes, any discharge that needs to be pumped will be pumped into a portion of the gravity system, and that will flow to the treatment plant. He said that with number of units proposed, an 8” sewer line that’s got the right pitch to it can handle all of the flows. Those flows can then be re-pumped from one area into a gravity manhole someplace, and it will flow down to the treatment plant.

Noel Malsberg expressed his concern about the effluent going into the river, and asked if it can be put back into

the ground after it's treated?

Mr. Utshig answered that it is and it isn't. He said that there are 300 units, so the size of a subsurface disposal area which has to be either flat or generally going with the contours, is a very, very large area. He said that it means disturbing tens of acres of land area to clear in order to do that. He said that you have to balance that, against the technology that's out there that allows the effluent out of the treatment plant to be of a very high quality.

Mr. Utshig said that there's also a re-charge issue that has been raised. He said that the development footprint has been reduced down to a really low percentage. He said that by virtue of doing that, it helps the overall re-charge issue. He said that with the appropriate information, he hopes to convince the Board that a surface discharge can be made and not affect the river.

Noel Malsberg asked, how do you mitigate the temperature?

Mr. Utshig answered that it's controlled. One way is that the effluent is placed in a tank that provides a delay period before it's discharged. He said that there are a couple of mechanisms that can be built into the treatment plant that allows his clients to control the temperature.

Skip Wilson said, you do require a SPDES permit from New York State, to do that.

Mr. Utshig agreed, and said that the State will probably push his client toward a direct discharge into the river rather than a subsurface discharge.

Mr. Plotsky asked about the aquifer?

Mr. Utshig answered, that NYSDEC will more than likely say that given the quality of the water in that river, here's your allowable discharge levels, and the applicant will have to meet those.

Mr. Fusco said that he had asked Mr. Utshig for a stream assimilation analysis. That's basically 100% pure water, where 99.99% is assimilated. Mr. Fusco said that if you have certain nutrients that are coming out of your proposed facility, and the contents exceed those limits set by DEC, then those nutrients have to be removed.

Mr. Fusco said, concerning temperature, that you can have outfall, such as holding tanks, ponds, lagoons, etc. He said that he himself designed an outfall that went into a manmade wetland. He said that there are innovative ways to look at that. He said that the NYSDEC looks favorably on the more conventional ways.

Derek Wilson asked about alternative subsurface disposal - are you talking about making a conventional septic bed.

Mr. Utshig answered that there is a system that would be similar to the "drip irrigation" system; an irrigation system that contractors use, but it has not performed well. He said that one problem with an irrigation system in a landscaped area is that irrigation gets blocked. He said that it's the same kind of pipes, with small perforations, put in low, not very deep, which has a minimal effect on vegetation. But it is very much affected by a clogging factor, and so the efficiency of it has not proven itself out. Mr. Utshig said that that kind of technology is not being pursued to any great extent. He gave the example of a golf course, as being the next closest thing, where they use the gray-water out of the plant for irrigation purposes.

Dave Dean said for years there's been tertiary treatment that allows for discharge into a trout stream that meets the same standards.

Mr. Utshig agreed and said that tertiary treatment has gotten a bad rap over the years, primarily because it had standard aeration that didn't get maintained, and the disposal areas of sand beds that didn't get maintained. Mr. Utshig said that the bad name for treatment plants came from two things: very poor maintenance; and plants being operated either with more flow than they were designed for, or extended beyond their usable life.

Mr. Utshig said that now there is a whole series of new technologies that really make treatment plants work. He said that there is no doubt in his mind, that he can demonstrate to the NYSDEC, which is going to be the permitting agency, and also to this Planning Board, that he can come up with a system that is going to have appropriate discharges, and will not affect the river.

Mr. Utshig said that both the NYSDEC and the Delaware River Basin Commission people will watch over this issue also. He said that he had a pre-application meeting with the Delaware River water people, identifying the stream that it will be discharging into, and that Delaware River Commission set the limits. Mr. Utshig said that they told him what kind of specifications he will have to meet, and he has to take into consideration the characteristics of the stream, and there are certain nutrients that have to be removed to a higher level, which means another component has to be added to the treatment plant.

Mr. Utshig said that this will be a privately owned and operated operation, with an operator who will routinely come onto the premises and maintain it, and will understand the treatment process and be able to maintain it. He said that this proposal provides a built-in association that's going to hire someone who knows how to operate the plant. He said that this is a level of protection and maintenance, on top of everything else.

Dave Dean said that whoever that firm or person is, they also have to provide to the NYSDEC, ongoing tests.

Mr. Utshig said that in the last ten years, there has been advancement of technology, and also the regulatory requirements to make sure that the technology is keeping up with it. He said that the regulatory requirements on him himself now, are tenfold more than what they used

to be, even five years ago. He said that the same goes for the water supply system.

Mr. Utshig said that the intent for this treatment plant is to be inside a structure. This means that it will not be the conventional open air, ugly tanks, lots of smell type of system. He said that it'll be a bio-reactive system, with all of the bells and whistles, and maintained by licensed professionals, which is very do-able. He said that the plant will be designed "site specific", meaning it will be designed, taking certain technology that is out there and designing it to this particular property. He said that the water supply system will be designed the same way.

Derek Wilson asked if there is a threshold for the system that he is designing.

Mr. Utshig answered yes. He said that the plant is designed as "stage plant one", so that it can be expanded by modular. He said that treatment plants run their best when they're fully loaded. He said that by doing it in modules, he's able to only create the capacity for the expected base. He said that when the first twenty houses go in, there may be a treatment plant system there, but they are actually bulk loading the flows out of the treatment plant and hauling them away, because there is not enough load to make the plant operate efficiently. He said that that is why they "add them on, as they go."

Derek Wilson asked, what is the threshold for the first modular?

Mr. Utshig answered that a modular can't be put in for less than 10,000 or 15,000 gallons a day, which would probably equate to approximately 50 units. He said that this is approximate and asked the Board not to hold him to these numbers.

Dave Dean expressed his opinion that any time a footprint can be reduced and still maintain the site the way it has been done here, he is encouraged by this.

Mr. Fusco said that one of the things that he had looked at, when the changes were proposed is that it was taking some of the disturbance area, eliminating it and minimizing the disturbance area. Mr. Fusco said that he had questions about the movement of the wastewater treatment plant, and a lot of them were explained. He said that he thought that the site needed a little more review and that the Board physically needs to go and take a look at it.

He said that it's going to be important where that facility is.

Mr. Fusco said that he liked the idea of minimizing the development along the lake, and that piece out toward Route 211. He also said that he sort of likes the access out to Route 211, but only as long as the access out to Port Orange Road is provided, because the Town Highway Department has done a good job of upgrading that road recently.

Mr. Fusco said that in relationship to the townhouses versus the single family homes analysis, he thought that that is probably a good idea, in relationship to marketability. He said that the one thing that this

change brings forth however is that this is going to require consensus by both the Planning Board and the Town Board.

Mr. Fusco then said that that consensus cannot be done until after SEQRA. He said that he has no issues with it but at the present time it is not approvable the way it is, because of the catch 22 of getting Town Board approval. He said that this does bring up some SEQRA issues, that he has to think about, because this Board has deemed the DEIS complete. Mr. Fusco said that these issues created by the change in proposal could be a part of the FEIS and identified as one of the alternatives, or the Board could back up for re-approval of the DEIS after appropriately looking at it. Mr. Fusco said that he's not quite sure which way the Board should go with that, or look at that, as it could be done either way, either as an alternate in the FEIS, or a re-approval of the content of the DEIS.

Mr. Utshig said that the access that his client is proposing out to Port Orange Road is for emergency vehicles only. This access is not intended to put a lot of traffic from the project out there. Mr. Utshig said that this access point will be gated, so that the emergency services people are the only ones who will have keys to get through the gates to get into the project. He said that his client understands that although Port Orange Road has been improved, it is not a road where you would want a lot of additional traffic.

Mr. Utshig said that one of the unfortunate things about this site is the topography. The flattest portions of the site actually fall, once you come out of the flood plain and the corridor of the river. Mr. Utshig said concerning the treatment plant, his clients' only goal is to keep it down toward the river. He said that one concern is that in the past the river has reached significant heights, and the last thing they want to do is to find out that the sewer treatment plant is affected by something beyond the normal flood zone that has been set. He said that there is a concern, and his client will deal with that issue.

Mr. Utshig said, relative to how this plan can be handled by SEQRA, he would like to say is that this presentation is a prelude to an alternative plan that's going to go into the FEIS in response to comments that he has gotten. He said that is very normal for the DEIS to generate a lot of input, and the response to that input is often in the form of a revised plan that addresses those comments.

Mr. Utshig said that he will submit the revised plan as a plan in response to a whole list of issues. He said that the Planning Board has the ability, as they work through the FEIS process and create a findings statement, to either acknowledge that a plan that was put into the FEIS, that addresses concerns, is one that they have reacted favorably to, and address it in the findings statement that gets issued after the FEIS or not.

Derek Wilson said, referring to the alternate plan, if the applicant does not get the "Planned Unit Development" designation from the Town Board, do they have a plan to just lose some of the units or what?

Mr. Utshig said that his client will go back to the 10,000 square foot

single family lot subdivision, and 332 lots. He said that the alternative for the applicant is to apply whatever mechanisms that are in the Town Code that allow his client to develop this site under the base zoning. The alternative plan avoids the overlay zone while considering that there's going to be public sewer and water, which would not be dissimilar to the plan that is in the DEIS now to develop this site as 10,000 square foot lots, based on the underlying zoning.

Mr. Utshig said that if you pull that plan out of the DEIS, and you compare it to this one, the merits of the cluster conservation development, become pretty clear. However, if it doesn't, his client is back to complying with the underlying zoning.

Dave Dean said that it was put into the Zoning, for just this purpose.

Derek Wilson asked, is the total percentage of the wetlands on this site about 30% or 35%?

Mr. Utshig answered that he would guess that it's probably about 1/3 of the site.

Mr. Utshig said that the positive effect of clustering is that the impact on the wetlands on this site will be a very small number. He said that there are a couple of places, because of the nature of the flows, where they have to be crossed. He said that other than that, he has worked around the wetlands so there is very little disturbance, both on the original plan and this new plan.

Skip Wilson expressed his opinion that he believes that clustering is better than going with a conventional subdivision.

Dave Dean asked Mr. Fusco if he had a chance to look at the storm water study regarding West Nile virus, etc. and if it affects the regulations?

Mr. Fusco answered no.

Mr. Utshig said that the way that the new storm water regulations were developed, in essence, is that they figured out that the best way to improve water quality is to have some continuously wet component basins. He said that every basin needs to have water in it, and that has brought out the discussion about mosquitoes. He said that he is always trying to tackle that issue, and find ways to lessen the impact. He said that on this site, with the magnitude of undeveloped land and the small pockets of standing water that will be there, his contribution to that, just from a practical perspective, is probably immeasurable. Mr. Utshig said that although it's called standing water, it is actually moving water and it moves enough that it doesn't become a breeding ground for the mosquitoes.

Mr. Utshig said that there is a bigger problem with the sumps in the catch basins, which are required in order to catch that first sediment off the road. He said that unfortunately, what happens is that the part that is not sediment is standing water. He said that there is more trouble with that being a stagnant water source for mosquito

breeding, than a lot of other things.

Mr. Utshig said that there is still no real solution to that problem, other than putting re-poles in the structures. He said that in Rockland County, the applicants must pay the County DPW a fee, which is held in a fund, so that they can go out and spray catch basins. He said that his client is aware of the issue, and he deals with it in all applications.

Skip Wilson said that his main concern is the addressing of the old dump, and the runoff from that. He said also that he does not like the idea of the spraying of the gray water.

Derek Wilson said that the idea of a subsurface disposal is a better alternative.

Mr. Utshig answered that he wouldn't necessarily rule out the combination of the two, particularly if there was a way to practically incorporate some subsurface disposal, especially for the benefit of recharge. Mr. Utshig said that his client hasn't said that he can't figure out a way to do it, but he thinks from a complete treatment perspective, if it is the only source of subsurface disposal, it is not something that he himself is sure will be permitted through the agencies.

Mr. Utshig said that his client is willing to continue to explore Those options and issues. It is obviously a point of discussion that has been raised, and it hasn't been crossed off the list as something that will not be done. He said that that will be incorporated as part of the study. He said that maybe when the Board has all of the technical information that goes along with the treatment process, and the NYSDEC limits, and how his client will meet those, it may give the Board more information, to help them work through this issues.

Derek Wilson asked if Mr. Utshig will give the Board members some details on the stream characteristics of the Basherkill and what the effluent would be, and why the subsurface disposal might not work for this site. He also asked about tertiary treatment, as far as the buffer, for whatever the effluent is prior to entering the Basherkill.

Dave Dean said that it's a maintenance and longevity issue, saying that a subsurface discharge works fine for a house, but even then it has to be re-vitalized.

Noel Malsberg said that the Basherkill is pure, because upriver from there is that huge swamp for purification.

Mr. Utshig said that he has had a lot of success with using manmade created wetlands, because the wetlands like the nutrients. He said that would absolutely be considered as a way for disposal.

Mr. Utshig said that at some point, all of the FEIS issues will be tackled. He said that if there are other issues, and this treatment plant is one of them, then he can come back before this Board and talk about it in more detail, before all of the issues are tackled.

Mr. Utshig said that one pitfall in this process is that he will go away now and write the FEIS, then bring it back before this Board, but there hasn't necessarily been an exchange of ideas and input from the Board members on what is perceived as the more critical issues. He asked the Board members, if they have any other issues that he can come back in a work session format, and add some information, just short of preparing the whole FEIS; he is more than willing to come back again.

Mr. Fusco said that he will look closely at the sewage proposal, and be in contact with both Mr. Utshig and the Board.

Mr. Utshig said that he and Mr. Bonacic would like to sit down with the Town Attorney and the Town Engineer and talk a little bit about the procedural requirements that are in the Town of Deerpark Code, to deal with this cluster concept. He said that at some point, he will have to come before the Board and say, "is the Planning Board in support of this, or will they write a recommendation to the Town Board" which is one of the requirements in the Code.

Mr. Utshig indicated that this project is below the 800 acres, which is a feature in the Code which the Town Board has to grapple with in cluster developments.

Derek Wilson asked, the term cluster development is the same as planned unit development?

Mr. Utshig answered yes.

Mr. Utshig said that another site walk can be scheduled, if the Planning Board wishes.

ADJOURNMENT

Dave Dean made a motion to adjourn. Theresa Santiago second.

Roll call vote: Santiago, aye; Malsberg, aye; D. Wilson, aye; Dean, aye; W. Wilson, aye. Motion carried.

Meeting adjourned at 8:45 p.m.

Respectfully, submitted,