

Town of Ballston
Planning Board

**TOWN OF BALLSTON
PLANNING BOARD**

Regular Monthly Meeting: January 27, 2010

Present: Richard Doyle, Chairman
Jeffrey Cwalinski
Joan Eddy
Derek Hayden
John VanVorst
Lee Ramsey
Audeliz Matias, Alternate
Kathryn Serra, Town Engineer
Peter Reilly, Planning Board Attorney
Thomas Johnson, Building Inspector

Members of General Public

Chairman Doyle called the January 27, 2010 meeting to order at 7:30pm and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

MOTION: Mr. Cwalinski made a motion to accept the December 16, 2009 minutes as presented. Mr. VanVorst seconded the motion and all present voted in favor except Mr. Hayden who abstained.
CARRIED.

OLD BUSINESS:

JM Development (Michael Casale, 1427 Route 50, Ballston Spa, NY 12020 for site plan review and a special use permit. Pat Mitchell of Creighton Manning Engineering was present on behalf of JM Development for a 60-unit senior (55 plus community) housing project.

Since the previous meeting, a traffic assessment and archeological report was completed.

Mr. Mitchell met with Ms. Serra to discuss the outstanding comments that pertain to storm water management and the SPEDES permit that would be required.

A comment from Buckhurst, Fish & Jacquemart concludes no further action on traffic.

Mr. Mitchell said the applicant's are proposing a 25,000sq. ft. three-story building to house 60 senior residents including 15 garages and 20 storage spaces.

Mr. Mitchell said there does not appear to be any issues with water or sewer based on test generated by the Saratoga County Sewer District and the Town of Ballston.

Mr. Hayden asked how the fire apparatus issues will be addressed. Mr. Mitchell said it is the comment of most concern and will address at the next meeting.

Ms. Eddy said, "I don't think we have a problem with you flipping it."

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Mr. Cwalinski supplied a list of the following comments:

Ballston Senior Housing, Planning Board Meeting January 27th, 2010

1. Sheet C 2.1 -

- a. The location of HV AC equipment and electrical service equipment, such as meters, should be shown as required by the checklist items 23 and 26.
- b. Details of the project sign are needed.

2. Sheet C 3.1 -

- a. Water System Note 12 references the City of Mechanic vii Ie. It should be corrected.

3. Sheet C 4.1 -

- a. In the Planting Schedule the size of the Red Maple is listed as 3" -3.5" caliper. The Design Standards, page 2.19 requires a 4" caliper. Also, large shrubs, such as the Dense Japanese Yew, are required to be 30" in height. The planting schedule calls for 24" to 30".
- b. In the sketch there is a planting listed as "PC". However, the symbol corresponds to a "B 1 " in the planting schedule.

4. Sheet C4.2 -

- a. The lamp in Detail 6 appears to exceed the maximum height of 12', specified in the Design Standards Page 2.20, by the amount of the ornamental luminare. Since this amount will probably have no noticeable consequence a waiver to the design standard should be considered.

5. Sheet C 5.5 -

- a. Detail 3 references the "City Engineer" in 2 places. Please correct.

6. Japanese Knot weed is an invasive plant. It usually requires a combined strategy and persistence to eliminate Japanese knotweed. Methods include:

1. Smothering with a tarp
2. Cutting back repeatedly
3. Chemical Herbicide treatment
4. Digging up and disposing in a landfill

Japanese knotweed will re-sprout, and if dug up and buried will likely re-grow.

There is a NY State organization, PRISM, fairly new, that's purpose is to come up with a strategy to control invasives, local contact Bill Schwerd, CCE (885- 8995). Also, Cornell Cooperative Extension of Saratoga County may have more specific advice for control of Japanese knotweed. Their phone number is 885-8995, contact Sue Beebe.

Mr. VanVorst asked about porous pavement. Mr. Mitchell said it has been around for over 20 years, but as far as storm water design, DEC has some guidance.

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Mr. VanVorst asked where porous pavement has been used. Mr. Mitchell said The Anderson Group has a property in Albany's Pine Bush and was required to use porous pavement 20 years ago because it was in an environmentally sensitive area.

There has been no maintenance on this parking lot for 20 years and want to restrict sand use; salt use is o.k. Mr. Mitchell said soil is the limiting factor; water gets through the pavement that gives it the longevity.

Mr. Mitchell said you apply a layer of large crushed stone, a layer of smaller crushed stone, and then a 3" layer of porous paving.

Mr. VanVorst asked the thickness of the other layers.

Mr. Mitchell said there are 2" of filter type stone and the large stone is the reservoir to store the water while being infiltrated into the ground.

Mr. Mitchell said with porous paving you stretch your storm water out in such a wide area that you are not creating a point load and get hydraulic mounting; you are actually spreading the water out over the surface and letting it infiltrate over a large area.

Mr. Mitchell said CT Male reviewed the request for a parking waiver requirements and determined the request substantiated the Board accept the waiver

NEW BUSINESS:

Richard H. Guyer, III, 200 Blue Barns Road, Burnt Hills, NY 12027 for a minor subdivision.

Duane Rabideau of VanGuider and Associates was present on behalf of the applicant for a subdivision for lot 200 Seelye Estates West Phase 4. The parcel is located on the east side of Blue Barns Road and approximately 500' south of Lefferts Way.

Mr. Rabideau said the applicant is proposing to subdivide lot 200, approximately 20 acres to create a single-family residential lot on 200A on the north west corner.

The proposed parcel will be serviced by municipal water and onsite septic.

Mr. Rabideau said one issue was whether the front area in the north west corner of this parcel had any contamination from arsenic from disturbing other soils from the Seelye Estates project. Mr. Rabideau said the lead and arsenic levels are below the levels that are considered hazardous.

Ms. Eddy asked the location of the adjoining neighbor's septic system. Mr. Rabideau said the septic is located in the front yard.

Ms. Eddy asked, "How much is going to have to be cleaned out in the back to get this all in."

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Mr. Doyle asked, if a hedgerow would be left to divide the two properties. Mr. Rabideau said as much as possible, it will depend on the septic location. Mr. Rabideau said a 20ft. buffer area is on their property.

Mr. Cwalinski asked if the proposal requires a conventional or alternative design septic system.

Mr. Johnson asked where the mottling was. Mr. Rabideau said 48". Mr. Johnson said the septic system would be conventional.

Ms. Eddy asked the potential for the arsenic to move. Mr. Rabideau said arsenic does not normally travel because it has a tendency to stick to the soil; common wisdom is only to strip off the top 6."

Mr. Doyle opened the public hearing at 7:58pm

Jessica & Rich Rzeszotarski, 3 LongCreek Dr. Ext. are in opposition along with several neighbors in the subdivision. Ms. Rzeszotarski appreciates the testing of arsenic levels, which is a known carcinogen, and has two small children and is not willing to let that be dug up. Arsenic is a water soluble chemical and if it is dug up, it will wash down to the water wherever that water flows to.

Ms. Rzeszotarski said studies completed show hot spots in orchards do not mean that the hot spots do not exist around that property.

Ms. Rzeszotarski is concerned with a river flowing through her backyard and the storm water retention pond not taking the water from her yard.

Mr. Doyle said, "This will be designed that no additional water will be going onto your property."

Ms. Rzeszotarski said when this property was developed, the streets were not supposed to drain onto our property, but they do.

Ms. Rzeszotarski said, "Based on my living conditions and my yard, I can't say that when you tell Mr. Guyer to do something a certain way I can't fully accept that will be done; unless you can guarantee that someone will be onsite with him making sure that it is done."

Mr. Doyle said there are inspections and there were inspections when that cul-de-sac was developed.

Mr. Doyle will ask the town engineer to look at that development to see how that drainage constructed for that cul-de-sac.

Mr. Rzeszotarski said, "We bought the property with the maps with representation from the Real Estate Agent and Mr. Guyer with that district proposed map preservation area and forever wild never to be built on."

Mr. Doyle asked, "Is there anything in your deed to that effect." Mr. Rzeszotarski said no, Mr. Guyer, Sr. had a very good reputation and did not feel they had to.

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Mr. Doyle reiterated the neighbors are concerned about storm water and arsenic.

Mr. Reilly asked if there were any restrictions or prohibition against any further subdivision.

Ms. Rzeszotarski said the goal of the Comprehensive Plan is maintaining open space, creating the gateway to keep our community, rural character, and now this house will be in the back yard of two other homes.

Kari Battuello, 1 Long Creek Drive is located directly in front of the proposed building site. Ms. Battuello is in opposition of this proposal because it will be in her backyard. Ms. Battuello said, "There will be little to no separation from my backyard to the proposed site." Ms. Battuello assumes the lot will need to be built up to make it level for the huge house proposed in the back yard. Ms. Battuello said if the buffer is removed, there will be noise from the road and railroad tracks.

Mr. Doyle said the original subdivision map shows this proposed lot.

Mr. Rabideau said, "The phase 4 map shows all the lots on the cul-de-sac were created and the remainder (lot 200) is set up so the land preservation area was supposed to go around the wetland area and there was always a spot potentially for a house."

Mr. Doyle said, "We have to go by the information that was actually filed at the time." The actual subdivision when it was constructed, designed, and approved by the Town of Ballston did include that lot on the corner; it is a buildable lot.

Mr. Rzeszotarski said he has 26 other signatures of all the residents who are opposed to this proposal.

Ms. Rzeszotarski said their contract states no construction into the berm in any way and questions how Mr. Guyer can.

Mr. Rabideau said apparently while stumping it was very clear that the arsenic stayed within internment and points north.

Mr. Doyle asked if arsenic testing was performed on the Rzeszotarski property. Mr. Rabideau was not aware of any testing because the lots are wooded.

Mr. Hayden asked if there were any discussions on purchasing the property. Mr. Rzeszotarski said several offers were made to Mr. VanVranken, Esq. and had responded back with a letter of a "ridiculous number" for the property. Mr. Rzeszotarski said there is still an offer on the table.

Mr. Hayden asked the last time there were discussions. Mr. Rzeszotarski said he would have his attorney draft a letter.

Mr. Doyle closed the public hearing at 8:15pm

Mr. Doyle will talk to the town engineer and gather more information.

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Ms. Serra said a topographical map would be helpful.

Mr. Doyle tabled the application.

Brooks Heritage, LLC, 190 Round Lake Road, Ballston Lake, NY 12019 to remove property from Watershed Protection Overlay District (WPOD) Mr. Doyle said the town has established a watershed district of Ballston Lake pursuant to section 138-27.4 that states anyone within the boundaries of the watershed of Ballston Lake can appeal that ruling within one year.

Duane Rabideau of VanGuilder and Associates was present on behalf of Brooks Heritage, LLC to have the parcel of land removed from the Town of Ballston Watershed Protection Overlay District. A survey determined there are 3.1 acres of the parcel that is not in the Ballston Lake watershed. Mr. Doyle said should the Planning Board concur with the information provided, will then recommend to the Town Board removal from the Ballston Lake Overlay District.

After performing topography of the area, it was determined that the watershed line cuts across the north westerly portion of the field and approximately three acres heads into the Ballston Lake watershed while the remaining 26 acres flows down into the Round Lake watershed. Mr. Rabideau said the 3 acres represents 11% and the 26 acres represents 89% that falls below the 25% threshold.

Ms. Serra said in order to determine if a parcel contains more than 25% of its area within the watershed, then it would be in the overlay district. The watershed boundary was determined through a combination of aerial mapping and USGS quad sheets. Ms. Serra said if a parcel is below the 25% limit, they should not be included in the overlay district.

Mr. Reilly said there is no strict definition for this Board as to when you take the property out. Mr. Reilly said, "That 25% of methodology did not make its way into this statute; there are no set criteria."

Ms. Serra said the reference to 25% is on a map of the overlay district that includes the watershed line.

Mr. Reilly said the Planning Board's power of recommendation as far as removal can be as to either the entire property or a portion there of.

Ms. Serra said it is up to the Board to remove it fully or choose another route of this application.

Mr. Rabideau asked if any other parcels have been removed from the Watershed Protection Overlay District. Mr. Doyle said last year a property was evaluated and recommended to the Town Board that it be removed. Mr. Rabideau asked if the property was taken out in its entirety. Mr. Doyle replied yes. Mr. Rabideau feels that sets a precedent. Mr. Hayden said the property proved not to drain towards the lake.

Mr. Hayden stated he does not have an issue removing the 89%, but is concerned with a section of the code 138-27.4 (D) "If any property owner believes that his or her property or a portion there of, does not contribute to discharge of pollutants."

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Ms. Eddy asked the distance to the lake. Ms. Serra said 3,000 to 3,500 feet. Ms. Eddy asked the chances of pollutants from that parcel getting to the lake. Ms. Serra does not want to comment. Mr. Brooks asked, "How did the 25% come out as a number."

Ms. Serra said CT Male prepared maps in which any parcel that had a small percentage of their land draining to the lake within and then 50%, 25% and then with the entire property had to drain to the lake.

Ms. Hynes, Town Board Member in audience, said it had to do with fairness and felt 25% is fair versus 100% or 1%.

Mr. Brooks said the SWPP does recommend maintaining water flow as it is today and post construction as well.

Ms. Serra said this project will exceed any threshold needing storm water management and will have to adhere to the current overlay district regulations.

Mr. Reilly said the Watershed Protection Overlay District regulations state during the request for the removal process, if the public desires to participate, a written request is necessary seven days prior to the meetings. Mr. Reilly also states a public hearing must be held at the Town Board level.

Mr. Doyle opened the public hearing at 8:35pm

David Pierce, Chairman, Lake Management Committee forwarded comments to the Board.

January 27, 2010

2010 BALLSTON LAKE STATUS UPDATE

There are two items I would like to address:

1. Report to the Planning Board as to the status of the chemistry of Balls ton Lake 2. Encourage the Planning Board to take a proactive stand by continuing to develop and enforce policies that improve the water quality of Balls ton Lake.

Ballston Lake has participated in the New York Citizens Statewide Assessment Program (CSLAP) for over 20 years. The following data covers the last 20 years of the CSLAP reports. What is noticeable is that the phosphate levels are increasing Fig. 29, total nitrogen levels are increasing Fig. 30 and chlorophyll a levels are increasing Fig. 28.

In the 2008 CSLAP report DEC states "Water clarity, phosphorus, and chlorophyll a readings were all higher than normal, and the latter two trophic indicators have increased over the last twenty years in a manner that may be statistically significant" "Phosphorus levels in the lake regularly exceed the state phosphorus guidance value.. ." "Water clarity, nutrient, and algae levels are typical of moderately to highly productive (eutrophic) lakes and deep water nutrient levels are very highly elevated." "Ballston Lake continues to be more productive (re: lower clarity,

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higher nutrient, and algae levels) than other nearby (Upper Hudson River basin) lakes, and other lakes classified for potable water use (Class A)." In summary these parameters show a trend that is undesirable for Ballston Lake.

The 2008 CSLAP report also stated "When human activities accelerate lake eutrophication, it is referred to as cultural eutrophication. Cultural eutrophication may result from shoreline erosion, agricultural and urban runoff, wastewater discharges or septic seepage, and other non-point source pollution sources. These can greatly accelerate the natural aging process of lakes, cause successional changes in the plant and animal life within the lake, shoreline and surrounding watershed, and impair the water- quality and value of a lake. They may ultimately extend aquatic plants and emergent vegetation throughout the lake, resulting in the transformation of the lake into a marsh, prairie, and forest The extent of cultural eutrophication and the corresponding pollution problems can be signaled by significant changes in the trophic state over a short period." In 2009 a stream from the east side (rural and less built up) and the west side (Ballston village and denser populated) of the lake were sampled. The Darrin Fresh Water Institute reported data from the stream entering the lake from the west (developed) side had 5 times higher levels of phosphates and 50 times higher levels of nitrates than the stream on the east (rural) side.

In 2001 the Capital District Planning Commission recommended the following steps for Ballston Lake. "The Town should continue to be vigilant in reviewing the plans and safety measures of the tenants of the industrial parks." There are a number of environmental assets and sensitive areas in the watershed that should be protected from development. State and federal law protect the extensive wetlands in the watershed, however the riparian zones do not share the same protection." It is the role of the town boards to be the stewards of watershed management.

In summary the chemistry of Balls ton Lake is getting worse. New development large or small must be evaluated and scrutinized very closely so it is done without allowing additional nutrients to enter the lake. The Watershed Protection Overlay District is in place. I strongly urge the Ballston Planning Board along with the Zoning Board and the Town Board to be proactive by enforcing a policy that does not further the eutrophication of Balls ton Lake.

Respectfully Submitted David Pierce

Ms. Serra asked the reason for the removal of this parcel.

Mr. Brooks said the redundancy of the overlay district, time, and cost involved to produce an affordable cost effective product.

Mr. Doyle said whatever development is constructed would have sewers.

Ms. Pierce is concerned the applicant could sell the property and suggests putting this application on hold until there is a storm water management plan in place.

Ms. Doyle said, "There isn't anything that one can do to with that land that would impede the lake by changing this over." All the requirements will be the same, it is a great distance from the lake, and will have no effect. Mr. Doyle said this is what the town engineer indicated. Ms. Serra said she did not indicate that this project would have no impact on the lake. The original determination of who was in the overlay district and not, was based on that 25% rule and concurs with Mr. Rabideau's assessment that 11% drains towards the lake.

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David Gibson, 107 Eastline Road, would recommend to the Town Board requiring the applicant to create an alternative design (conservation design) that would change the nature of this proposal. Mr. Gibson said 50% of the developable acreage should be looked at for various kinds of protection in the conservation zone and look at the buildable areas later on in the process. Mr. Gibson said Randall Arendt lays this out in the town's Master Plan.

Robert Ward, 258 Round Lake Road has a concern for the proposed commercial structure(s) at the corner of Round Lake Road and Benedict Road.

Mr. Doyle closed the public hearing at 8:47pm

MOTION: Mr. Cwalinski made a motion to disapprove removal of entire parcel from Watershed Protection Overlay District. Mr. Hayden seconded the motion and Ms. Eddy voted No, Mr. VanVorst voted No, Mr. Ramsey voted No, Mr. Hayden voted, yes, Ms. Matias voted yes, Mr. Cwalinski voted yes, and Mr. Doyle voted yes. **CARRIED.**

Mr. Reilly stated the Town Board is the Board that drafted and passed the legislation for recommendation.

MOTION: Mr. VanVorst made a motion to take 89% of the property of the Watershed Protection Overlay District. Ms. Eddy seconded the motion and all present voted in favor. **CARRIED.**

John Camileo, 272 Round Lake Road, Ballston Lake, NY 12019 for a minor subdivision. Andrew Kosiba of Northeast Land Surveyors was present on behalf of the applicant. The property consists of 8.31 acres with 360' of frontage. The applicant proposes to subdivide the property into two lots one consisting of the original parcel (1.44 acres) and the remaining (6.87 acres). Private well and septic will service the lot.

Ms. Serra asked the total acres of disturbance. Mr. Kosiba said there will be no disturbance because there is no proposal for a building lot. Ms. Serra asked the size of the lots. Mr. Kosiba said 1.4 acres and 6.8 acres.

Mr. Doyle opened the public hearing at 9:00pm

Robert Ward asked the frontage of each lot. Mr. Kosiba said lot (1) 210' and lot (2) 150'.

Mr. Doyle closed the public hearing at 9:02pm

MOTION: Mr. Hayden motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. VanVorst seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. Cwalsinki moved to issue a Negative Declaration, with the basis that there is not a potentially significant environmental impact. Mr. Ramsey seconded the motion. **CARRIED.**

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MOTION: Mr. Hayden made a motion for a minor subdivision dated November 19, 2009, map 09-131. Mr. Cwalinski seconded the motion and all present voted in favor. **CARRIED.**

Mothon Family, LTD, Route 50, Ballston Spa, NY 12020 for a minor subdivision. Andrew Kosiba of Northeast Land Surveyors was present on behalf of the applicant. The property is zoned industrial located on Route 50 east of the Ballston Creek split by the Delaware and Hudson Railroad with 12 acres to the east and the remaining 52.8 to the west.

Mr. Kosiba said the applicant proposes to subdivide the 12 acres east from the railroad to the creek and merge with the Curtis Industrial Park as one parcel.

Mr. Cwalinski stated the town's ordinance requires access to a public street for a subdivision.

Mr. Kosiba said the proposed parcel would merge with the existing Curtis Industrial Park parcel.

Mr. Cwalinski said a lot line adjustment would be more appropriate.

Mr. Johnson indicated the town's subdivision regulations require a park and rec fee for buildings constructed on newly subdivided properties. Mr. Johnson asked in the future, if buildings were constructed on this parcel, would they be subject to a park and rec fee under the town's definition of a lot line adjustment? Mr. Reilly said no, because a new lot is not being created that would be subject to a park and rec fee.

Mr. Reilly said if the Board is inclined to pass this application, would recommend the applicant present a consolidation deed for review prior to signing the mylar as part of the motion.

Mr. Reilly said the title block "Subdivision lands of Mothon Family, LTD Partnership" should refer to a lot line adjustment between the "Lands of Mothon Family, LTD Partnership and Curtis Industrial Park.

Mr. Doyle closed the public hearing at 9:10pm

MOTION: Mr. Cwalinski motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. Hayden seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. Cwalinski moved to issue a Negative Declaration, with the basis that there is not a potentially significant environmental impact. Mr. VanVorst seconded the motion. **CARRIED.**

MOTION: Mr. Cwalinski made a motion to approve the lot line adjustment as described on the map subdivision of the Lands of Mothon Family LTD Partnership portion be converted to Curtis Industrial Park, LLC map # 09-144, dated 12-23-2009 subject to the applicant submitting a consolidation deed and subject to the title of the map being changed to reflect that this is a lot line adjustment and not a subdivision. Ms. Eddy seconded the motion and all present voted in favor. **CARRIED.**

Curtis Industrial Park, Route 67, Ballston Spa, NY 12020 for site plan review (concept). John Gay of Northeast Land Surveyors was present on behalf of Todd Curtis for Curtis Industrial Park. Mr. Gay

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said the applicant is proposing seven buildings with the primary usage being warehousing and distribution.

The seven buildings proposed will have two different uses with handi-cap parking on both ends and bathrooms in the center.

Mr. Gay said the applicant is proposing to build one or two buildings at a time.

Municipal water and sanitary sewer will service the proposed buildings.

Mr. Gay indicated the applicant would like to move forward with site plan approval.

Ms. Eddy asked if the applicant has tenants. Mr. Curtis replied yes.

Ms. Eddy asked what tenants propose to store in the buildings. Mr. Curtis said construction companies that support Global Foundries are proposing to store solid materials, steel, staging, and light warehouse materials.

Mr. Cwalinski reiterated building construction materials. Mr. Curtis concurred.

Ms. Eddy asked if there would be automotive repair. Mr. Curtis replied no.

Mr. Cwalinski asked, "What will the exterior of the buildings be made out of." Mr. Curtis said vinyl siding, wood frame, and an asphalt roof.

Ms. Serra indicated the applicant would need to apply for a modification of their Highway Use Permit with the DOT because this proposal will be intensifying the use onto Route 67.

Ms. Serra said the extension of the private road will have to be designed to meet access by emergency vehicles.

Ms. Matias reiterated that page (4) question (11) of the EAF be completed by a qualified professional.

The Board is in agreement with the concept plan.

Mr. Cwalinski and Mr. Ramsey recused themselves from the following application.

Jung Soo Park, 790 Route 50, Burnt Hills, NY 12027 for a sketch plan conference. Mr. Park said the property consists of 1.26 acres and proposes to construct a 4,000sq. ft. Morton building to be used for a Tae Kwon Do School. The proposed building will consist of an office, two changing rooms, two bathrooms, and the remaining 2,800sq. ft. will be used for a class area.

Mr. Hayden suggested the applicant review the town's design standards.

The proposal does not show a front door facing Route 50 (west elevation) that is a requirement of the design standards.

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Mr. Hayden suggested the applicant request a waiver for the front door and setback.

Mr. Hayden asked if a sign is being proposed. Mr. Park said yes, a sign is proposed, and will be located on building over the door as shown on the enclosed photo.

Mr. Doyle suggested reviewing the sign ordinance.

Mr. Hayden asked if there will be enough lighting for the whole parking lot. Mr. Park said if not, it could be added to the building.

Mr. Doyle asked the Board their concerns about the 40 parking spaces.

Ms. Eddy is concerned when tests are given. Ms. Eddy asked, how often tests are given and how many are expected at these tests. Mr. Park said every three months with a maximum of 30 to 40 children.

Further discussions were held on parking.

Ms. Eddy asked when the classes are held. Mr. Park said classes are held in the evenings between 4:00pm and 8:00pm and anyone requiring extra help would stay until 9:00pm and Saturdays for one hour.

Mr. Hayden asked if vending machines are proposed. Mr. Park replied no, just a refrigerator.

Ms. Serra said the parking requirements per town code for instruction facilities and/or training facilities is 1 per instructor and 1 space per every 2 students or participants.

Ms. Serra suggested working with an engineer to see the site lay out because a design is still needed for the septic system.

Mr. Doyle said the Board agrees with the concept.

MOTION: Mr. Hayden made a motion to adjourn. Ms. Eddy seconded the motion and all present voted in favor. **CARRIED.**

Meeting adjourned at 9:56pm

Respectfully submitted,

Michelle L. Dingman