

TOWN OF GREENFIELD
Planning Board

November 29, 2022

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak Chair at 7:00 p.m. On roll call the following members are present: Tonya Yasenchak, , Steve Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, Alternate. Charlie Dake abd Butch Duffney are absent. Charlie Baker is present. M. Waldron is absent. Clyde Ronk has full voting privileges.

Minutes

November 8, 2022

MOTION: B. Podhajecki

SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of, and accepts the October 25, 2022 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle and C. Ronk

Noes: None

Abstain: None

Absent: C. Dake and B. Duffney

NEW BUSINESS

Centerline Communication Case #687
TM# 164.-1-87

Site Plan Review
461 Locust Grove Road

Brenda Blask-Lewis is present. S. Licciardi recuses himself. B. Blask-Lewis states that Stewarts does not have any coverage at this time. They are looking for coverage for the new warehouse. AT&T is proposing 3 antenas and 6 radios it on the roof mount. T. Yasenchak asks if this is for the public/community use or soley for Stewart's. B. Blask-Lewis it is only for Stewart's. T. Yasenchak states that the Board does not do many private antena's. She asks will this be 4G or 5G? B. Blask-Lewis states it is only for Stewart's. T. Yasenchak states that they provided a construction plan and it does not appear that it will be seen. B. Blask-Lewis states no she actually had a hard time finding it. It won't be visible from Locust Grove Road. T. Yasenchak asks if it will have any other affects such as any radio waves. B. Blask-Lewis states no it maybe 10' T. Yasnchak asks if there are any other antenna's in the area maybe in Saratoga Springs or Saratoga County. B. Blask-Lewis states no. R. Roeckle states the corner of the interior building is where the antenna is going to go. B. Blask-Lewis states that it is way in the back of the property. R. Roeckle states that the main reason this is needed is because they are giant metal buildings that does not have any service. B. Blask-Lewis states there is no

coverage in the building. J. Sabanos states asks if it will be grounded. B. Blask-Lewis states yes, it will be grounded to the inside of the building. C. Baker states that his concern was that it would be seen. He did not realize that it was going to be interior. T. Yasenchak states that she agrees. She asks C. Baker is they need to review SEQRA. C. Baker states that he does not believe so. She asks the Board how they feel about waiving the public hearing. This is a relatively minor project. By rights they don't need to come in front of the Board to do ground mount solar. There have been public comments on this property in the past. J. Sabanos states that he feels that they should not waive the public hearing. B. Podhajecki, C. Ronk, and R. Roeckle agree. The Board sets a public hearing for December 13, 2022. T. Yasenchak states that they might want to reach to the neighbors and let them know that there will be a public hearing.

Cross, C. Case #688
TM# 111.-2-17.1

Open Development
119-120 Allen Road

No one is present for this property. S. Licciardi re-joins the Board. T. Yasenchak states that this is an advisory opinion for the Town Board for Open Development. She explains what Open Development is. She states that this parcel is 51 acres and they are looking to subdivide 6 acres. She states that it looks like a private road that goes through this property and other properties. R. Roeckle states that this is an abandoned town road. T. Yasenchak states that it appears that the road goes to at least 3 other parcels that use the road. She asks what would the frontage be for the remaining parcel. R. Roeckle states there won't be any frontage. T. Yasenchak states from the roadway. She states typically the Board asks for easement language so that the Board knows that the property can be legally accessed and the new lot would be included in that language. K. McMahon states that the ZBA application has the deeds and she can provide that to the Board. T. Yasenchaj asks if it has the easement language. K. McMahon states that she is not sure, however she will look into it. T. Yashenchak states that the Board would also like to a driveway maintenance plan, because in the passed there has been a problems with neighbors not getting along or they fall on hard times and not maintaining the shared driveway before the Town does approve Open Development. R. Roeckle states that he is indexing all the Building, Planning, and ZBA files for the Town Clerks office and in 1977 the Rhodes and Almay subdivision was done. J. Sabanos asks if the application will come back to the Planning Board. T. Yasenchak states yes, once the Planning Board gives their advisory opinion to the Town Board and the Town Board approves Open Development then it will go to the ZBA for an Area Variance for frontage then they will come back to the Planning Board. C. Baker states that he does not like this project. He states that there isn't any frontage and he feels that it is too far from Allen Road and Alpine Meadows Road is 1000' away. He feels that it needs to be reviewed by Emergency Services to make sure that it is safe. T. Yasenchak asks if C. Baker is referring to the driveway to make sure that it is accessible. C. Baker states yes. J. Sabanos asks the road isn't to the Town's driveway specifications. T. Yasenchak states correct, a lot of abandoned roads in Town are not to the Town's specifications.

MOTION: R. Roeckle
SECOND: C. Ronk

RESOLVED, The Planning Board at their November 29, 2022 meeting, requesting the following information to be submitted for the Planning Board to review to make an advisory opinion to the Town Board for property located at 119-121 Allen Road, TM# 111.-2-17.1:

- Easement language

- Driveway maintenance plan for the adjacent properties
- A copy of the right of way to be added to the application
- The driveway to be brought up to the Town Code
- Reviewed by Emergency Services to make sure that the driveway that it is safe to access.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle and C. Ronk

Noes: None

Abstain: None

Absent: C. Dake and B. Duffney

OLD BUSINESS

Bright Community Property Trust Case #685
TM# 150.-2-60

Special Use Permit
200 Hyspot Road

Matt Brobston and Ryan Veitch are present. M. Brobston states that this project is for an agriculture structure and the Board requested additional information that they provided. He states that they have shown the site distance on the map, the signs on the survey are tractor signs for the vehicles, additional parking is shown on the map, the lighting was provided, and the oil/water separator was changed to a holding tank as the Board had requested. R. Roeckle asks what is the building going to hold. M. Brobston states equipment. T. Yasenchak states that this project has a public hearing and she explains how a public hearing works. She opens the public hearing at 7:32 p.m. Vince Walsh, 300 Greene Road, states that he was present at the last meeting when this project was first presented. He states that he feels that this agriculture structure should be further off the road than it is. He feels that it takes away from their rural community. T. Yasenchak states that no one else is present for this project. She closes the public hearing at 7:34 p.m. T. Yasenchak reads C. Baker's letter. C. Baker states that he apologizes for the shortness of time getting the letter to the Board with the Holiday's last week it was a short week. He reviews the letter. He states that they are clearing .95 of an acre they will not be required to provide a SWPPP. They did add an erosion and sediment plan. R. Roeckle states that he agrees with V. Walsh, however the setback in MDR-1 is 40' and it meets the Code requirements for the Town. J. Sabanos states the holding tank system there isn't any proposed subservice discharge. M. Brobston states it meets all Code requirements. J. Sabanos asks about the lighting. M. Brobston states there are lights on the front, back, and up on the eaves of the barn. J. Sabanos asks if they will be on a timer. M. Brobston states there will be flood lights on a switch and the rest are either on a timer or a dimmer. S. Licciardi states that everything that the Board has requested at the last meeting. T. Yasenchak asks if they will limit the amount of fill or moving of dirt. M. Brobston states yes. T. Yasenchak asks if there will be a dumpster. M. Brobston states that it is tucked along the tree line. T. Yasenchak asks I won't be seen from the road. M. Brobston states no. T. YAsenchak asks if there will be gravel or mulch to be stored in the barn. T. Yasenchak states that this is for agricultural use and for paperwork for the employees it is strictly for maintenance not anything else.

MOTION: R. Roeckle

SECOND: B. Podhajecki

RESOLVED, that the Planning Board completes Part II of the Short Form SEQRA. All questions are answered "no" and the second box is checked, indicating that this will not result in any significant negative environmental impacts for a Site Plan Review for Bright Community Property Trust for property located at 200 Hyspot Road, TM# 150.-2-60

VOTE: Ayes: S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, C. Ronk, and T. Yasenchak
 Noes: None
 Absent: C. Dake, B. Duffney,
 Abstain: None

MOTION: J. Sabanos
 SECOND: S. Licciardi

RESOLVED, that the Planning Board hereby grants approval for a Special Use Permit located at 200 Hyspot Road, TM# 150.-2-60.

VOTE: Ayes: S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, C. Ronk and T. Yasenchak
 Noes: None
 Absent: C. Dake, B. Duffney,
 Abstain: None

Miles 1, LLC Case #679
 TM# 136.-1-31

Minor Subdivision
 498 Coy Road

Dan Wheeler is present. T. Yasenchak states that this project is a public hearing. D. Wheeler states that he provided an erosion and sediment control plan. T. Yasenchak asks C. Baker if he has any questions for this application. C. Baker states that he apologizes for the lateness of his letter and he reviews his letter. T. Yasenchak states that this application is for a Minor Subdivision. She states that a garage apartment would be a Special Use Permit not a subdivision. J. Sabanos asks about the cemetery and the abandoned Town road. R. Roeckle states that there is a note on the plans. T. Yasenchak asks how long is the driveway for lot 2. If the driveway is 500' or longer the Fire Department has requested that the Planning Board require pull-offs every 500' for emergency vehicles. T. Yasenchak opens the public hearing at 7:58 p.m. No one is present to speak about this project. T. Yasenchak closes the public hearing at 7:59 p.m.

MOTION: R. Roeckle
 SECOND: J. Sabanos

RESOLVED, that the Planning Board completes Part II of the Short Form SEQRA. All questions are answered "no" and the second box is checked, indicating that this will not result in any significant negative environmental impacts for a Minor Subdivision for Miles 1, LLC for property located at 498 Coy Road, TM# 136.-1-31

VOTE: Ayes: S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, C. Ronk, and T. Yasenchak
 Noes: None
 Absent: C. Dake, B. Duffney,
 Abstain: None

MOTION: J. Sabanos
 SECOND: S. Licciardi

RESOLVED, that the Planning Board hereby grants approval for a Minor Subdivision, for proerty located at 498 Coy Road, TM# 136.-1-31contingent upon:

- Lot 2 garage apartment to be removed from the plans (garage apartment is a Special Use Permit this project is a Minor Subdivision).
- A note on the plans that states the Norther Long Ear Bat habitats in Town and that it complies with the NYS DEC regulations.
- Change the disturbance limits to 2.22 on the plans.

VOTE: Ayes: S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, C. Ronk and T. Yasenchak
 Noes: None
 Absent: C. Dake, B. Duffney,
 Abstain: None

Tupelo Community Forest Case #680
 TM# 113.-2-35.1 & 35.2

Site Plan Review
 250 & 280 Greene Road

John Cannie is present. J. Cannie states currently there is 2 parcels that equal 125 acres and they will be combined. This project is a recreation facility and they need approval from the Planning Board for the Special Use Permit/Site Plan Review. He states that this property had been vacant for 70 years before his clients purchased the property. The property was purchased during COVID and they made the trail system for their family and friends. They are working with Saratoga Plan on the easement. The most recent survey shows the trail map and the combination of the trails, He states that the setbacks do comply with the Code. The trails are 15' from the neighbor Vince Walsh. The Zoning Board of Appeals made the determination that an Area Variance is not needed for this project. The outer loop in the trail system is mixed use. They are trying to get kids and families out biking. He states that he also provided a letter from Creighton Manning. This fits the criteria for a Special Use Permit and it fits well for what is being proposed. NYS DEC has provided a letter and they provided that to the Board. He feels that it fits with the Comprehensive Plan. This is free to the public. No ATV's are a loud on the property. The site distance that was preformed was for a speed limit of 55 miles per hour for ASSHTO line of site distance. The parking lot does not have to meet the setbacks. The parking lot has been reviewed by 2 different engineering firms and they were both provided to the board. They have 14 parking spots. The parking lot looks somewhat like a peninsula. He states that multiple neighbors are in favor of this property. This project will not decrease the value of anyone's property. In fact he feels that this project brings more to the Town. Locations of the parking lot could be in other areas, however the wetlands prevents that. They took great care to limit screening. They are not proposing any lighting and there are no setbacks are required. It is a great spot for mountain biking. It is novice friendly and nothing is touching the wetlands. They submitted the SEQRA short form. The signage was removed and it will be replaced with one that meets the Code. The hours will be dawn to dusk. This may not be compatible park lands to the north and west. Vince Walsh's property has a Special Use Permit for educational use for 3.5 miles of trails. R. Roeckle states that he is not happy with the distance of the trails to the neighbor's. He states that the letter from Creighton Manning only shows 14 parking spots. He feels that 15 is adequate. There is 20' for the entrance and exit for the parking lot and the Code states that they need 24'. The gate is 15' however 18' is required by the Code. Ingress and egress are his biggest concern. T. Yasenchak states that the reason

why 24' is required is so that a car can pull in and pull out of the parking lot. She states it is objective and required. J. Cannie states 15 parking spots or 14 parking spots he is not sure it could be a typo. They had 2 different analysis done at 140% at peak time. He feels that 18' is adequate. T. Yasenchak states 24' is Code and it will be required. J. Cannie states that 14 spots are adequate. S. Licciardi states that the Code needs to be met first. R. Roeckle states the entrance/exit needs to be 24' wide. B. Podhajecki states that she feels that the parking lot should be bigger and they should not be interfering with the wetlands. When the Board went on their site walk they saw habitat in the wetlands. They should not be disturbed. Her biggest concern is the parking lot. J. Sabanos agrees with B. Podhajecki and states 14 parking spots may not suffice. C. Ronk states that it is critical for the Code to be met. T. Yasenchak states that she has all the the same concerns. She states that there is nothing in account for a parking spot for a trailer. She states that she knows that groups go there with trailers and how it may be used. When they had their soft opening there was more than 14 cars there. If the parking area is gravel it can't be striped. J. Sabanos states that there will be a loss of at least 2 parking spots due to snow removal. R. Roeckle states his biggest concern is the parking lot. B. Podhajecki states that she saw that bikers had and would be crossing the streams. She thought they would have bridges going over the water and there are animals in the water and she is concerned about the animals. She would like to see that done. J. Cannie states that Steve Audett made the trails and there is no erosion or loss of habitat. B. Podhajecki states if there is a really wet season the water will be running. She is interested to see how the bikers will handle that. J. Cannie states Jed Hayden from NYS DEC a letter which in turn the letter was provided to the Board. J. Sabanos states that the Site Distance is imperative and the Board has grounds to hold the applicoant to it. T. Yasenchak states that typically the site distance is shown on the plans and it will have to be continuously maintained by the holder of the Special Use Permit and it does not go with the land. J. Sabanos when the trail system is closed will the gate be locked. J. Cannies states that there is no gate keeper so the gate won't be closed. T. Yasenchak asks if the gate will be removed. J. Cannie states yes. J. Sabanos states that site distance will be affected with snow removal. T. Yasenchak asks if there will be someone doing the maintenance/snow removal. J. Cannie states that it will be contracted out. J. Sabanos states that he would like to see it on the plans. C. Ronk states that the site distance was done at 55 miles per hour and most people on that drive that road are speeding. C. Baker states that site distance needs to be met. T. Yasenchak opes the public hearing at 9:09 p.m. She states tha she is not against green space. This project requires a Special Use Permit. She states that the Special Use Permit goes with the owner. If the property changes hands and they want to continue with that use then they would have to receive a Special Use Permit. Aaron Harris, 270 Wing Road, states that she finds herself torn between this project and she encourages both sides to understand where the Walsh's are coming from. She states that she is a pre-school teacher and she understands how this could happen. Vince Walsh has had his Special Use Permit that was passed a while ago and they were there first. Karen Wadsworth, Locust Grove Road, states that the trail is not a building and the setbacks should be required. Will Aldrich constructed this trail system and she feels that it has created a rift between the community. She is hoping that the Board views this as it doesn't exist. There is thriving ecosystem there. She asks how many people will be using the trail system. She would like to see a maintenance plan. She asks who will carry the insurance on this property. She hopes that it will not be the residents responsibility. Matt Odell, 11 Mill Road, states that he has used the Daniels Road trail system and it often helped him during pandemic with mental health. He states that he is working on putting a 500 acre trail system in another Town. He states that he is in favor of this project. Mountain bikers can be better neighbors than people think. Will Orthwein, Bloomfield Road, states that he used to be on Saratoga Plans Board and he is in favor of this project. He feels that he Planning Board has done a great job with making this project safe. Shawn Britten, 10 Rebecca Drive, states that when he took his children there, there was only 3 cars in in the

parking lot. He said that he was that there is a simple solution people just need to be safe. People need to work together. Jane Barrian, 150 Medbury Road, states that she is the Vice President of Saratoga Shredder and there are a number trail systems that don't accommodate parking lots. This trail system is free to the public. Larry Ramsey, Greene Road, states that he spoke with the Highway Superintendent and there is a pole directly across from the parking lot that could cause issues. If the parking lot could be moved that may be the best solution. This is neighbor against neighbor. This is an ongoing problem. Vince Walsh, 300 Greene Road, states the trail system is 2.5' wide. This was constructed by an excavator. He states that Jed Hayden from NYS DEC was not brought to all points of the property. With the wetlands expand with all the rain that we had. He asks what will happen in 20 years. The hours don't suffice to him. He is requesting that the Town call a moratorium for this project and he does not feel this project can move forward. Barb Ritten, 10 Rebecca Drive, states that she has been mountain biking for 30 years. She rides with a lot of women to build confidence and she is a teacher. COVID has been a horrible thing since and she feels that Saratoga Shredder's has saved a lot of kids. Kids started to be less anxious when they could get outside and mountain bike. She mentors kids that are members of Saratoga Shredders. She states that she has twins and 1 has anxiety and didn't feel safe it has since changed both of her children's lives. She has been there 6-9 times and people were making rock bridges to drive over the wetlands. Amy North, 315 Greene Road, to of Larry Ramsey and west of Vince Walsh, and she is in favor of the Tupelo project. Allison Chapman, 61 Daniels Road, states that they should look at the access road on the Daniels Road trail system. She asks if the neighbors can look to see if one can help the other. Dave Walter, 346 Greene Road, states that Tupelo is a carry in carry out trail system. Bikers are respectful. Each time he has been there there was 2-3 cars there. Maybe people can access the trail system on Cohen Road. He states that he is in favor of this project. 3056 Shaw Road, states that Saratoga Shredders and Tupelo is world class and it comes at no cost to the public. The owner continues to work with the Town. Shredders has taken photos and videos and they can provide. He is in favor of this project. Erika Walsh, 300 Greene Road, states that they have photo's and documentation as well. This has interrupted their entire lives. Animals have been wiped out because of the pollution. She states that she has mountain biked her entire life. With climate change and the habitat and the wild life will be gone. It seems ignorant to not think of this. Rayleigh Forester, she likes to mountain bike and she sees a lot of wild life while mountain biking. She states that one time at Tupelo she almost hit a deer. She states that the animals move out of the way. Marla states that the biker's and the neighbor's need to work together and find a common ground. The girls have the ability to observe nature and everyone is respectful and clean up after everyone. This trail system is a novice trail system that is great for children. Ethan Winter, 148 East Ave. states that he is the President of the Wilton Wild Life Preserve and feels that the Board should look into the Keen, and the Bolton Landing trail system and see what is being done there. This project was hatched early, but he feels that Will Aldrich has set a good example for the neighbors and who attend the trail system. Pamela Howard, 953 Grange Road, states that she is an avid hiker and if it gets people out and into the trails than she is all for it. Casey Hollsworth, Locust Grove Road, states that he worked for NYS DEC and that the trail system does have an impact on the wildlife. He states that he has studies that prove that trail systems and things of that nature do push the wildlife to other places. The disturbance and the impact do matter. Kelsey Ernst, states that she wants to be respectful reviewing the Special Use Permit and there are 17 points to it. When the Code was written it was written for structures. Noise is a component and she is not sure what the Code is regarding noise. In Addition this was done out of order. This does go within the rural community. This could have a positive effect on the community. James Keyzer, 1039 N. Creek Road, states that he lives Greenfield to live in the rural community. If you plant seeds let them grow. T. Yasenchak asks the Board how they feel about adjourning the public hearing. The Board agrees to adjourn the public hearing at 10:04 p.m. B. Podhajecki questions the amount

of land was disturbed in building the trails. J. Cannie asks that the Board wants the trees cut wider 2.5' are the average of the vegetation removed. B. Podhajecki asks if the disturbed soil is where the trails were created. B. Podhajecki states that J. Cannie stated at the last public hearing that they were 4'. J. Cannie states that he did not say that. B. Podhajecki states that J. Cannie stated EMS ATV's could easily traverse the trails. B. Podhajecki states she interprets that to mean the trails are 4' wide. T. Yasenchak states that she would like clarification of this number. J. Cannie states that they can do that and asks if the Board wants every single aspect of the trails clarified. J. Sabanos states they are concerned with the acreage of disturbance. He feels it is defined by removal of things and the disturbance of the soil erosion that has occurred. T. Yasenchak states that she would like to see an erosion and disturbance plan. B. Podhajecki agrees with T. Yasenchak. T. Yasenchak states NYS DEC requires it. She would like to see as well to make sure that the Board does this the right way. The Board wants the community to succeed. She would like to see what it will look like in 10 years please look into that. R. Roeckle agrees and he would like clarification on that number. J. Sabanos states that maybe they need some conditions and safety on the parking lot. C. Ronk and S. Licciardi agrees. T. Yasenchak states that where the Daniels Road trail system is located is at horrible intersection. When something comes in front of the Board, the Board is looking at this long term even if it for 50 years later. She is also concerned about the wildlife. R. Roeckle states that he would like to see maintenance on the plan and that includes a something for a trailer. Looking at SEQRA she would like to see a letter from Jed Hayden noting that he has reviewed the entire trail system. J. Cannie states that they did not need a wetland s permit and he reads Jed Hayden's letter. T. Yasenchak states that you heard the Boards comments and asks if there is garbage on site. J. Cannie states no. T. Yasenchak asks if the signs have been removed. J. Cannie states yes. T. Yasenchak ask who will carry the insurance on the property. J. Cannie states the liability is on Will Aldrich. J. Cannie states that the deed will combined both properties. He is looking for a vote on on the parking lot width and parking spots from the Board. They have provided 2 separate data points for the site distance. He asks if 14 is enough parking spots with what data that they provided. T. Yasenchak states that she would like a loading area. J. Cannie states that he disagrees with the Creighton Manning data study. However they can't go back in time. He is looking for a specific number of parking spots from the Board. R. Roeckle states the Buyer Report states 14 spots on a single day. He would also like to see trailer access. B. Podhajecki states that she feels 14 spots are not enough and she can see people bringing trailer. She feels that they need at least 10 more spots. J. Sabanos states that this is a double edged sword nd agrees with B. Podhajecki. People need to make smart decisions. If the Board grants approval maybe do it for 1 year and then revisit this project. C. Ron agrees with J. Sabanos. S. Licciardi agrees with J. Sabanos. He states that granting temporary of a Special Use Permit is a good idea. T. Yasenchak agrees with J. Sabanos and S. Licciardi and states that the limit of parking spots could limit the use. J. Cannie states 14 parking spots. T. Yasenchak states she would also like to a trailer loading dock and the Buyer report study was only preformed for one day. J. Cannie states that they have provided data to the Board regarding the site distance. T. Yasenchak states that she would also like to see limited events there. R. Roeckle states that is not part of the application. He states that gravel parking lot can't be stripped and when it snows how will that be defined. J. Cannie states that Board is looking for compliance with the parking, the exact area of disturbance for the SWPPP. He asks if the Board would like to see a SWPPP or showing the erosion and water run-off on the plans enough. R. Roeckle states only do the SWPPP if it is required by law. B. Podhajecki agrees. J. Sabanos states that he feels that the applicant should get that answer from NYS DEC. C. Ronk agrees. S. Licciardi states if the parking gets revised and the disturbance is over than originally stated yes, otherwise this is a gray area. C. Baker states to clarify the Town of Greenfield is an MS4 Town. If the area of disturbance is greater than what was originally stated than a SWPPP will be required. If it is not than there is nothing to gain from it. It is a gray area

he feels that the Board defer to the letter from Jed Hayden from NYS DEC. He states that he would be comfortable with a document from NYS DEC as the Town Engineer. J. Cannie asks if there is any need for data of the disturbance. T. Yasenchak states the parking lots or any other places of disturbance of the new trails. J. Cannie states $\frac{3}{4}$ of the trails were already there. T. Yasenchak states clarify the number of parking spots be precise and consistent. She states that there is nothing on the plan for the clearing. J. Cannie states the site maintenance to be added to the plans. R. Roeckle states on-going maintenance of the trails and the parking lot. When the parking lot is being plowed it should be closed. T. Yasenchak states the widening of the driveway now is not adequate. That needs to be widened. J. Cannie asks how many days do they have submit to be on the agenda. T. Yasenchak states 10 days before a meeting.

DISCUSSION

T. Yasenchak states that in the past the Board has not met the last Tuesday in December. She ask the Board how they feel about that. The Board agrees to not have a meeting on the last Tuesday in December 2022.

Meeting adjourned at 10:49 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary