

P&Z Meeting Summary
June 16, 2020

Members Present: Dick Trask, David Allin, Don Mazzeo, Larry Lieberman, George Cardwell, Maurice McGrath

Also Present: Tom Quass Town coordinator, Sharon Cruz Town Engineer, Seth Thompson Town Solicitor.

Call to order: Dick Trask

Roll Call of Members: 6 present

Additions or Corrections to Agenda: None

Approval of Agenda: Motion by Dick Trask to switch the order of business as listed. To take New Business first #7 and to take Old Business #6 second.

Motion by Dick Trask 2nd by Larry Lieberman. Vote, unanimous.

Approval of meeting synopsis of 5/19/20

Motion by George Cardwell 2nd by Larry Lieberman

#7 Fernmoor Homes at Heritage Creek requested final site plan review for phases 6, 6A, 6B, and 6C.

Question by Dick Trask about Plan C3-1 and others, concerning utility crossing of pipes. Sharon Cruz answered, explaining that all water/sewage crossings must have at least an eighteen inch separation.

G. Cardwell asked why a water connection was not detailed on the plans. Answer, it is shown on an earlier plan and is in place.

D. Allin asked why the plans still describe commercial space on the plan cover sheet, even though it has been removed by the developer. It is left there, because of the original plan approval.

G. Cardwell Question about pg C9-1 Minor crossing streets. Seventeen feet in width was the space taken out for size. As streets in this part of the development are narrower than in other parts of the development. Also questioned on no parking zones on streets. Will stripes be painted on streets in designated areas, or no parking be painted there. Concern is for emergency vehicles to be able to pass freely.

Motion to approve final site plans for areas 6,6A,6B,6C. Consistent with the master plan.

Motion By: George Cardwell 2nd Larry Lieberman. Vote, Unanimous

6. Old Business

Final review of Chapter 188 Subdivision and Land Development

The Commission went through the ordinance page by page in review.

Page 188-13 Change first sentence A. The town requires the reservation of open space for recreation. Adding the word for.

Also question on DELDOT requirements and the stringencies of code compliance to protect the Town.

Recommendation to send ordinance to Town Council as amended.

Motion by Maurice McGrath 2nd by Larry Lieberman

Vote: Unanimous

Motion to adjourn: By David Allin 2nd by Larry Lieberman