

**LERAY PLANNING BOARD  
MINUTES  
SPECIAL MEETING ON JUNE 17, 2010**

**Open Special Meeting**

Board members in attendance: Board Chairman - Jerry Hobbs, Andrew Barella, Sam Biondolillo, Alan Cameron, David Champagne, Clarke Oatman. Board Member Larry Covell was absent. Others in attendance were Mike Lundy and Kent Burto.

**Pledge of Allegiance**

**Approval of Minutes from the previous meeting**

Minutes from the previous meeting were not reviewed at this meeting.

**Unfinished Business:**

*Northern Developers. Review of a Minor Subdivision-* to subdivide tax parcel # 65.17-1-23 into two lots: Lot 1 = approximately 1.96 acres including the existing plaza and Lot 2 = approximately 2.95 acres, located on US Route 11.

The Board reviewed the sketch Subdivision Plat. All the requirements for Preliminary Review were met. A few changes were requested for the final plat map:

- The 66' wide cross access easement area needs to be modified to include the entire paved portion of the intersection on US Route 11 for alignment of a future town road.
- The plat needs to show a 20' easement (10' on each side) along the town owned sanitary line along US Route 11.
- The Chairman asked what the purpose of the pump station shown on the Plat was. Mr. Lundy said this had served the Subway restaurant prior to being hooked up to the Town Sewer.
- The Town owned waterline along US Route 11 needs to show that the waterline extends beyond both hydrants.
- A note should be added to the plat giving reference to various easements A-G. Also, copies of the easements including the cross access easements need to be provided as soon as they are prepared.
- The plat map should show where the two parking spaces will be relocated.

The Board conducted the Environmental Review. A motion was made by Mr. Cameron and seconded by Mr. Barella for the Board as Lead Agency to conduct the Environmental Review for this Unlisted Action. The vote went as follows: Mr. Oatman- Yes, Mr. Cameron-Yes, Mr. Biondolillo-Yes, Mr. Champagne-Yes, Mr. Barella-Yes, and Chairman Hobbs- Yes. The motion passed with a vote of 6-0.

It was determined the proposed action would not result in any significant adverse environmental impacts. A motion was made by Mr. Cameron and seconded by Mr. Champagne to declare a negative declaration. The vote went as follows: Mr. Oatman- Yes, Mr. Cameron-Yes, Mr. Biondolillo-Yes, Mr. Champagne-Yes, Mr. Barella-Yes, and Chairman Hobbs- Yes. The motion passed with a vote of 6-0.

A motion was made by Mr. Biondolillo and seconded by Mr. Oatman to deem the application complete.

The vote went as follows: Mr. Oatman- Yes, Mr. Cameron-Yes, Mr. Biondolillo-Yes, Mr. Champagne-Yes, Mr. Barella-Yes, and Chairman Hobbs- Yes. The motion passed with a vote of 6-0.

A motion was made by Mr. Oatman and seconded by Mr. Barella to set a Public Hearing for July 1, 2010 at 7:00pm. The vote went as follows: Mr. Oatman- Yes, Mr. Cameron-Yes, Mr. Biondolillo-Yes, Mr. Champagne-Yes, Mr. Barella-Yes, and Chairman Hobbs- Yes. The motion passed with a vote of 6-0

Mr. Lundy and Mr. Burto were reminded to have the revised plat to Mrs. Jenack 12 days prior to the meeting or the hearing would not be published.

A motion to adjourn at 6:47pm was made by Mr. Biondolillo and seconded by Mr. Champagne. This motion passed 6-0.