

Town of Charlton
Planning Board Minutes
758 Charlton Road
Charlton, New York 12019

Minutes of Planning Board Meeting – February 21, 2011

Chairman Jay Wilkinson called the meeting to order at 7:00 p.m. at the Charlton Town Hall.

Present: Jay Wilkinson, Chairman, John Kadlecak, Mark Hodgkins, Dawn Szurek, Marilyn Phillips, Tracey Bullett, Acting Planning Board Attorney, Mike McNamara, Town Engineer, Susan York, Planning Board Clerk and Kim Caron Recording Secretary. Chris Mitchell joined the meeting at 7:10 p.m.

AGENDA MEETING:

Mr. Wilkinson stated that there is a quorum of 4. Mr. Wilkinson stated that Mike Armer and Connie Wood would not be attending the meeting so Marilyn Phillips, alternate, was present.

Minutes

Mr. Wilkinson stated that the draft of the January 17, 2011 meeting minutes needed to be approved. Mr. Wilkinson stated that Mrs. York provided comments. Ms. Szurek, Mrs. Wood and Ms. Phillips provided comments. Mr. Wilkinson stated that the Board could approve the minutes during the business meeting.

Public Hearings

Mr. Wilkinson stated that there would not be any Public Hearings this evening.

Subdivision Applications and Lot Line Changes

Heflin/Durst (255-1-41.1, 41, 43.1, 43.2, 43.3)

Mr. Wilkinson stated that this application is on hold. Mr. Wilkinson stated that the Board is waiting for information pertaining to the Boards comments from October 2010.

Cinella/Schweizer (223-1-2.2)

Mr. Wilkinson stated that this is an application for a subdivision of property located on Westline Road. Mr. Wilkinson stated that the applicants are proposing to cut the parcel in half, creating an 11.6-acre parcel that will have the existing house and three barns and a 12-acre lot with no improvements on it. Mr. Wilkinson stated that Mr. Schweizer was present and has provided additional information.

Schmidt/Katz/Van Guilder (237-1-70.11)

Mr. Wilkinson stated that he has spoken to Duane Rabideau regarding access to SBL # 237.-1-70.12. Mr. Wilkinson stated that Mr. Rabideau stated that there was footage there and then e-mailed the 8 ½ x 11 drawing. Mr. Wilkinson stated that the drawing shows

that there is access. Mr. Wilkinson stated that the National Grid line that runs through that property is not an easement, it is land actually owned by National Grid. Mr. Wilkinson stated that Mr. Schmidt would not be able to access his other lands if he didn't have access, but he has access from Sweetman Road. Mr. Wilkinson stated that the concern lies with having three separate tax id numbers. Mr. Wilkinson stated that he has spoken to Saratoga Real Property and asked for clarification. Mr. Wilkinson stated that according to them that there are three parcels however, the deed referenced only two. Mr. Wilkinson stated that they would do more investigating. Mr. Wilkinson stated that the Board needs clarification before moving forward.

Bordeau Builders/Deer Run (246-3-99, 100 and 256-1-98, 30.10 and 1 through 27)

Mr. Wilkinson stated that comments have been received from Mr. McNamara and were mostly minor. Mr. Wilkinson stated that Dave Ingalls has also provided comments and the board could review the letter with the applicant and Mr. McNamara during the business meeting.

Zoning Administrator Report

A report has not yet been received.

Town Board Liaison

Mrs. Verola was not present.

Correspondence

Mr. Wilkinson stated that there is a training opportunity for those interested.

Mr. Wilkinson made a motion to close the Agenda meeting seconded by Mr. Kadlecik. All were in favor. Agenda meeting closed at 7:15 p.m.

BUSINESS MEETING

Opened at 7:30 p.m. with the Pledge of Allegiance.

Minutes

Mr. Wilkinson made the motion to approve the draft of the January 17, 2011 minutes with changes incorporated. Ms. Szurek seconded the motion. All were in favor.

Subdivision Applications and Lot Line Adjustments

Heflin/Lansing (255-1-40.1,41,43.1,43.2,43.3)

Mr. Wilkinson stated that this application is on hold until new information is received.

Cinella/Schweizer (223-1-2.2)

Dave Schweizer appeared before the Board.

Mr. Wilkinson stated that the Board reviewed this application last month. Mr. Wilkinson stated that the Board provided comments to the applicant, which the applicant has addressed. Mr. Wilkinson stated that the Board requested revisions to the notes. Mr. Wilkinson stated that the notes are close but they still do not comply with our standard notes. Mr. Wilkinson stated that the right to farm note has additional wording that is not in our original note.

Mrs. Bullett stated that the notes should reflect Charlton's standard notes.

Mr. Wilkinson reviewed the current RTF note and showed Mr. Schweizer the wording to remove in the current note on the drawing. Mr. Wilkinson stated that the Board understands that perk tests cannot be performed in the current weather conditions.

Mr. Schweizer stated that they would be doing the perk tests once the weather allows. Mr. Schweizer stated that they are hoping to be able to do the test next month. Mr. Schweizer stated that they did look at the other neighbors systems.

Mr. Wilkinson stated that the comment letter from Mr. McNamara agreed that there would be no septic issues. Mr. Wilkinson stated that the applicant did change the word "barns" to "storage buildings". Mr. Wilkinson inquired about the notation "to be removed".

Mr. Schweizer stated yes it was going to be torn down.

Mr. Wilkinson inquired if the condition of the building was the reason for tearing it down.

Mr. Schweizer stated yes.

Mr. Wilkinson proposed waiving the Public Hearing.

The Board agreed to waive the Public Hearing.

Mr. Kadleck inquired if conditional approval contingent upon perk test results was an option.

Mr. Wilkinson stated that he would prefer to have the results before approval.

Mr. Wilkinson made the motion to waive the Public Hearing. Mr. Kadlecek seconded the motion. All were in favor.

Mrs. York stated that the Board has not received County approval.

Mr. Wilkinson stated that the Board would need County response to move forward also.

Ms. Szurek made the motion for the Planning Board to be designated lead agency for the purposes of SEQRA and that the action is an unlisted action with a negative declaration. Mr. Kadlecek seconded the motion. All were in favor.

Mr. Wilkinson stated that the Board needs County reply and the perk test information to move forward.

Schmidt/Katz/VanGuilder (237-1-70.11)

Duane Rabideau appeared before the Board.

Mr. Rabideau stated that this was a three-lot subdivision. Mr. Rabideau stated that there were three items the Planning Board requested. Mr. Rabideau stated that perk tests have been done on all three lots, they have moved the location of the house on Lot 1 to be 100 feet from the wetlands and they have prepared a stormwater management plan. Mr. Rabideau stated that they have received Mr. McNamara's comments.

Mr. Rabideau stated that the first issue is whether the triangular piece is a parcel within itself or part of the four parcels.

Mr. Wilkinson stated that the applicant needs to show the Board that 237.-1-70.12 is a separate parcel.

Mr. Rabideau stated that the lot was created when Mr. Goodspeed subdivided the property in 1989. Mr. Rabideau stated that Mr. Katz is currently building on parcel 237.-1-70.13 and the County considers it a separate lot by having a separate tax id number for that lot.

Mr. Wilkinson stated that he spoke to the County and they could not say 100%. Mr. Wilkinson stated that the County is doing further investigating. Mr. Wilkinson stated that the deed is confusing as it only shows two parcels. Mr. Wilkinson stated that the County will be contacting him upon their further investigation.

Mr. Rabideau stated that when the parent parcel was subdivided, as the lots were sold off, the parcels were still under the parent deed until sold.

Mr. Wilkinson stated that the Board requires further clarification. Mr. Wilkinson stated that it makes sense but the Board needs further information.

Mr. Rabideau stated that the deed is divided into parcel 1 which includes three lots and parcel two which is the rest.

Mr. McNamara questioned the possibility of that happening.

Mr. Rabideau stated that as you subdivide lots, the remaining lots are under the parent deed and only the lots that are taken out get a new deed.

Mr. Rabideau stated that as pertains to comment 2, the Schmidt's will annex the remaining lands to their parcel on Charlton Road so it will not be landlocked. Mr. Rabideau stated that as pertains to comment 3, they have provided a letter from DEC. Mr. Rabideau stated that as pertains to comment 4, they have moved the house and the septic. Mr. Rabideau inquired if they had to move the well too.

Mr. Wilkinson stated that the Board takes the position to abide with the 100-foot buffer whether the wetland is DEC or ACOE.

Mr. Rabideau stated that they would move the well.

Mr. Wilkinson stated that the Board would like it moved unless it creates a hardship to do so.

Mr. Rabideau stated that as pertains to comment 5, they have provided a stormwater management plan, which the town engineer has accepted.

Mr. Wilkinson stated that the only obstacle is the deed merger of parcel number 237.-1-70.11 with 620 Charlton Road. Mr. Wilkinson stated that this issue would need to be resolved before the scheduling of a Public Hearing. Mr. Wilkinson asked the applicants to come back with the requested information showing 3 separate parcels and merging parcel number 237.-1-70.11 with 620 Charlton Road. Mr. Wilkinson stated that the applicant can merge parcel number 237.-1-70.12 as well but the Board is not requiring it.

Mr. Wilkinson made the motion for the Planning Board to be designated lead agency for the purposes of SEQRA and that the action is an unlisted action with a negative declaration. Mr. Mitchell seconded the motion. All were in favor.

Mr. Wilkinson stated that the Board also needs County response before moving forward.

Bordeau Builders/Deer Run Phase 2 and 3 (246-3-99, 100 and 256-1-98, 30.10 and 1 through 27)

Kim Kotkoskie appeared before the Board. Gary Bordeau, Bordeau Builders, Inc., Dave Ingells, Licensed Engineer and Donald Zee, Esq., were also present.

Mrs. Kotkoskie inquired if their application was complete.

Mr. Wilkinson stated that the Board has all of the information required but needs to review the information provided. Mr. Wilkinson stated that upon review before the start of the business meeting, it appears that the issues have been addressed with the exception of number 7. Mr. Wilkinson stated that he would like a better understanding of number 7 and Mr. McNamara's comments. A copy of the letter from Mr. McNamara dated February 16, 2011 is annexed hereto as **Attachment 1**.

Mrs. Kotkoskie stated that new drawings were submitted today to Mr. McNamara.

Mr. Ingalls reviewed his February 18, 2011 letter to Mr. McNamara with the Board. A copy of the letter is annexed hereto as **Attachment 2**.

The issues listed in the two attachments were discussed.

Mr. McNamara stated that the required changes have been made and the information submitted is fine.

Mr. Mitchell inquired if the Board could have permission to walk the property.

Mr. Bordeau stated that the Board could walk the property.

Mr. Wilkinson stated that he would like to enter Executive Session with counsel before moving forward.

Executive Session began at 8:23 p.m.

Executive Session ended at 8:30 p.m.

Mr. Wilkinson stated that the Board has a complete application for Phase II and can move forward. Mr. Wilkinson stated that the applicants have provided a full EAF.

Mr. Wilkinson made the motion to declare the Planning Board as lead agency for the purposes of SEQRA. Mr. Kadlecsek seconded the motion. All were in favor.

Mr. Wilkinson scheduled the Public Hearing for March 21, 2011 at 7:30 p.m.

Mr. Wilkinson stated that the Board is in the process of revising the Public Hearing

notices are will provide Mrs. Kotkoskie with the information once it has been reviewed by the Board's counsel.

Mr. Zee inquired if referral was being made to the County.

Mrs. Bullett stated that she would follow up on that.

Mr. Wilkinson stated that he would contact Mr. Valentine at the County tomorrow.

Zoning Administrator Report

There was no report.

Town Board Liaison

Mrs. Verola was not present.

Mr. Wilkinson made the motion to adjourn the meeting. Mr. Kadlecek seconded the motion. All were in favor.

The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary

February 16, 2011

Attachment 1

Mr. Jay Wilkinson
Planning Board Chairman
Town of Charlton Town Hall
758 Charlton Road
Charlton, N.Y. 12019

Re: Deer Run Subdivision Phase 2
Tax Map Parcel No. 256.05-1-27

Dear Chairman Wilkinson:

We have received plans for Phase 2 of the Deer Run Subdivision. The plan set, prepared by Ingalls & Associates, LLP includes a cover drawing and sheets 1 through 12 including utility plans, profiles and construction details for the nine proposed lots in Phase 2. The application materials also include documentation of the 1991 SEQR disposition for the entire 49 lot project, the permit for the extension of the water district to serve all three phases, a US Army Corps of Engineers wetland disturbance permit, a NYS DEC Stormwater construction permit, and various other environmental signoffs from numerous agencies. The applicant has also submitted a narrative with a concise project history that accurately summarizes many of the steps that the project has undergone since the final approval of Phase 1 and the preliminary approvals of Phases 2 and 3 in 1993.

Although this material may appear overwhelming at first, the proposed Phase 2 is adhering to the written agreement executed between the Town and the developer in June of 2010. This agreement was meticulously written in a cooperative effort between the Town and the developer in order to define the parameters by which a project approved nearly two decades earlier would progress and comply with modern regulatory standards. As many of the current Board members will recall, extensive "field change" drawings were also prepared by the applicant and approved by the Planning Board in May of 2007 in order to bring the project into modern compliance. Those plans were prepared for all three phases in order to ensure a harmonious project. The lot layout proposed for Phase 2 is also consistent with the original 1993 preliminary approval.

Phase 2 is comprised of nine lots arranged along the perimeter of a loop road formed by Deer Run and Gideon Trace. The entire infrastructure necessary to serve Phase 2 has already been approved for construction under Phase 1. This construction began in August of 2010 and proceeded smoothly until it was suspended by the developer for winter. All of the necessary permits for Phase 2 have already been obtained by the developer and remain active. This includes the stormwater construction permit with its required weekly inspections conducted by the project engineer and copied to our office. The Phase 2 project proposed by this application is essentially a matter of approving lot

lines. The only substantial information unique to this application are the soil test pits and percolation tests. The plans submitted are a recompilation of the 2007 field change drawings with updated title blocks and the design of sanitary facilities. We have reviewed the plans and offer the following comments.

General:

1. The date on many of the plan sheets varies and seems to be a vestige of the field change plans. To avoid confusion, we recommend that a current and consistent date be added to all of the sheets.
2. Similarly, many of the sheets still have a note used on the field change plans to reference the filed Phase 1 drawings. This note is no longer necessary since these Phase 2 plans would be filed and would stand on their own. The note which starts "*These plans are meant to supplement the approved plans for Phase 1 of a map entitled ...*" should be removed in all instances. Sheets 4-6 and 8-12 also have the label "*Proposed Field Changes*" just above the title block in the lower right corner of the sheet. This label should also be removed as these plans would not be considered field changes since they are under consideration for Phase 2 final approval for the first time.
3. We recommend that shading be added to the cover sheet in order to immediately distinguish Phase 2 of the project. The 9 proposed lots should be shaded as well as the Deer Run right of way from sta 14+28± to Swaggertown Road as these areas constitute Phase 2.

Sheet 2 of 12:

4. The 5 foot wide easement along each side of the right of way should be labeled on this sheet. The label should either specify that the easement is concentric to the right of way lines or bearings and distances should be added. It should also call out that the easement is to be granted to the Town of Charlton.
5. Bearings and distances should also be added to the drainage easements along the rear of lots 17 and 31, along the side line of lot 32 and through the northwest corner of lot 34. The granting of these easements to the Town should be noted.
6. All of the easements within Phase 1, illustrated in better detail on sheet 7, should be granted prior to the sale of any lots that they encumber. The applicant should update the town on the progress of granting these easements and, if necessary, should coordinate their completion with the Town Attorney. This includes the 5 foot easements along all of the right of way lines.
7. The end of the Deer Run right of way filed as part of the Phase 1 plans should be shown on the drawing. According to tax maps and the original 1993 plans, it appears that Phase 1 ended at a point radial to the point of tangency of the fillet curve on Lot 34 at centerline station 14+28.42. Bearings and distances along the Deer Run right of way from this point toward Swaggertown Road should be added to the plans. The dark, dashed phase lines should also be adjusted to

include the Deer Run right of way as part of Phase 2. The phase lines should also be revised on sheets 4 and 5.

8. Adjoining owner labels, HOA lands and Phase 1 lot numbers should be added to this sheet.

Sheet 3 of 12:

9. This sheet contains the Phase 2 soils data and a typical design for the septic systems to be used on each lot. The soils and percolation results indicate that conventional designs can be provided to meet the Town's minimum requirements for three feet of separation to groundwater and five feet of separation to impervious conditions. There is no need for alternative systems or Charlton "built up" systems on any of the Phase 2 lots.

Sheet 4 of 12:

10. The test pit information for Lot 29 indicates that groundwater is at elevation 421±. The septic field is proposed downhill from the test location at a proposed finished grade of 422. Based on the information available, the necessary separation to groundwater will not be obtained on this lot as shown. The septic field should be moved to coincide with the test pit location where adequate separation is assured. If desired, the field can be relocated to the rear of the lot when an application for a building permit is submitted if additional soil test pits justify.

Sheet 5 of 12:

11. The water service connection for Lot 34 should be shown on the plans. The connection should be to the main along Gideon Trace since the water line along Deer Run will not be active until Phase 3 is constructed.
12. It appears that better options are available for sump pump or footing drain connections. Lower elevations for discharge can provide for a gravity drain as opposed to a less desirable sump pump. We recommend that the applicant consider the following alternatives:
 - a. Lot 33 & Lot 34 daylight to grade at rear of lots
 - b. Lot 32 discharge to CB#32
 - c. Lot 17 discharge to CB#31
 - d. Lot 31 discharge to CB#59

Sheet 6 of 12:

13. Bearings and distances for the Deer Run right of way should be added to the plan. This includes distances through each of the two Crosgrove Drive intersections so that dedication of the Deer Run right of way can precede Phase 3.
14. The line work for the Phase 3 utilities, homes, driveways and septic systems

should be made very light or eliminated completely to avoid any confusion that those items are being approved as part of the Phase 2 application. The right of way and lot line work can remain if they are clearly labeled as a Future Phase 3. Text should be added to the plan to indicate the end of pavement and utility installation at the Phase 3 intersections. Sufficient water main and storm sewer stubs should be constructed to avoid the need to disturb the pavement when Phase 3 is constructed.

(Note that in comments 15-16 below, that this infrastructure is already approved for installation as part of Phase 1. These comments are related to recommended changes now that Deer Run will be paved to Swaggertown Road as part of Phase 2.)

15. An additional water valve should be added at each of the two Crosgrove Drive intersections. The valves should be on the Deer Run portion of the main on the “higher station” side of each tee.
16. The hydrant at Crosgrove Drive station 17+60 should be relocated to the end of the Deer Run water main and installed prior to Phase 3. This will facilitate flushing procedures if necessary for the section of water main beyond the Gideon Trace intersection. The plans originally called for the water main to be capped at station 14+65. Now that Deer Run is to be paved to Swaggertown Road, it is advisable to complete the water main connection and avoid the need to dig up the pavement in the future. The unused portion of the water main will be isolated simply by closing the valve at the Deer Run/Gideon Trace intersection. We have confirmed the acceptability of this revision with Water Superintendent John Morgan.

Sheet 7 of 12:

17. The applicant should confirm if the second set of lot numbers are postal addresses and whether these numbers have been verified with the proper authority.

If you have any questions concerning this project, please feel free to call.

Very truly yours,

Michael McNamara, P.E.
The Environmental Design Partnership

Cc: Planning Board members
Bill Keniry by email
David F. Ingalls, P.E. by email
Kim Kotkoskie, Bordeau Builders by email

Attachment 2

February 18, 2011

Mr. Michael McNamara, P.E
Environmental Design Partnership
900 Route 146
Clifton Park, New York 12065

Re: Response to Comments
Deer Run Subdivision – Phase 2
Saratoga County

Dear Mr. McNamara

The following information is offered in response to your February 16, 2011 comment letter regarding the above captioned project. Enclosed, please find (1) set of revised plans, sheets 1 thru 12 dated February 18, 2011.

General:

1. *The date on many of the plan sheets varies and seems to be a vestige of the field change plans. To avoid confusion, we recommend that a current and consistent date be added to all of the sheets.*
 - Acknowledged. The revision notes have been updated on all sheets to show a revision dated February 18, 2011 per February 16, 2011 EDP comments.
2. *Similarly, many of the sheets still have a note used on the field change plans to reference the filed Phase 1 drawings. This note is no longer necessary since these Phase 2 plans would be filed and would stand on their own. The note which starts "These plans are meant to supplement the approved plans for Phase 1 of a map entitled ..." should be removed in all instances.*
 - Acknowledged. The "These plans are meant to supplement the approved plans for Phase 1 of a map entitled ..." notes have been removed from Sheets 1, 4, 5, 6, 7 & 11.

Sheets 4-6 and 8-12 also have the label "Proposed Field Changes" just above the title block in the lower right corner of the sheet. This label should also be removed as these plans would not be considered field changes since they are under consideration for Phase 2 final approval for the first time.

- Acknowledged. The "Proposed Field Changes" note has been removed from Sheets 4-6 and 8-12.
3. *We recommend that shading be added to the cover sheet in order to immediately distinguish Phase 2 of the project. The 9 proposed lots should be shaded as well as the Deer Run right of way from sta 14+ 28± to Swaggertown Road as these areas constitute Phase 2.*
 - Acknowledged. Shading has been added to the Phase 2 lots on the Cover Sheet to distinguish it from the other lots. The Deer Run right of way beyond sta 14+28.24 has been shaded to show its inclusion in Phase 2.

Sheet 2 of 12:

4. *The 5 foot wide easement along each side of the right of way should be labeled on this sheet.*

The label should either specify that the easement is concentric to the right of way lines or bearings and distances should be added. It should also call out that the easement is to be granted to the Town of Charlton.

- Acknowledged. Labeling has been added to Sheet 2 to show the 5' easement on the plan view and the notes in the legend have been revised to show that the easement is concentric to the ROW lines.
5. *Bearings and distances should also be added to the drainage easements along the rear of lots 17 and 31, along the side line of lot 32 and through the northwest corner of lot 34. The granting of these easements to the Town should be noted.*
- Acknowledged. Bearings and distances have been added to the outline of the drainage easements on Lots 17, 31, & 32. Notation (General Note 11) has been revised to note that the Town will be granted the easements from the 5' road offset and 30' drainage easements.
6. *All of the easements within Phase 1, illustrated in better detail on sheet 7, should be granted prior to the sale of any lots that they encumber. The applicant should update the town on the progress of granting these easements and, if necessary, should coordinate their completion with the Town Attorney. This includes the 5 foot easements along all of the right of way lines.*
- Acknowledged. Ingalls has prepared suggested technical descriptions for the proposed easements as shown on Sheet 7 to assist in deed preparation by the Applicant's Attorney.
7. *The end of the Deer Run right of way filed as part of the Phase 1 plans should be shown on the drawing. According to tax maps and the original 1993 plans, it appears that Phase 1 ended at a point radial to the point of tangency of the fillet curve on Lot 34 at centerline station 14+28.42. Bearings and distances along the Deer Run right of way from this point toward Swaggertown Road should be added to the plans. The dark, dashed phase lines should also be adjusted to include the Deer Run right of way as part of Phase 2. The phase lines should also be revised on sheets 4 and 5.*
- According to the record plans and the Amended agreement for Phase 1, it included finishing Deer Run to station 14+28.42 and bringing it out to Swaggertown Road (station 25+95.88) as a construction road, this construction road would include the proposed utilities as well as the subgrade for the road. The phase lines have been updated on the Sheet Set (Cover Sheet, Sheets 2, & 4-7) to show the Deer Run right of way as part of Phase 1. The Sheet Set has been updated with shading to show that the finished grade paving of Deer Run from station 14+28.42 to station 25+95.88 will be included in Phase 2.
8. *Adjoining owner labels, HOA lands and Phase 1 lot numbers should be added to this sheet.*
- Acknowledged. Adjoining owner labels, HOA land labels and Phase 1 lot numbers have been added to Sheet 2.

Sheet 3 of 12:

9. *This sheet contains the Phase 2 soils data and a typical design for the septic systems to be used on each lot. The soils and percolation results indicate that conventional designs can be provided to meet the Town's minimum requirements for three feet of separation to*

groundwater and five feet of separation to impervious conditions. There is no need for alternative systems or Charlton "built up" systems on any of the Phase 2 lots.

- Acknowledged. No Alternative systems or Charlton "build up" systems are proposed on any Phase 2 Lots.

Sheet 4 of 12:

10. *The test pit information for Lot 29 indicates that groundwater is at elevation 421±. The septic field is proposed downhill from the test location at a proposed finished grade of 422. Based on the information available, the necessary separation to groundwater will not be obtained on this lot as shown. The septic field should be moved to coincide with the test pit location where adequate separation is assured. If desired, the field can be relocated to the rear of the lot when an application for a building permit is submitted if additional soil test pits justify.*

- Acknowledged. The septic field has been relocated on Sheet 4 to a higher elevation, near the actual soil test locations, where the Charlton separation of 3' to groundwater from bottom of trench could be met (bottom of the trench at elevation 424').

Sheet 5 of 12:

11. *The water service connection for Lot 34 should be shown on the plans. The connection should be to the main along Gideon Trace since the water line along Deer Run will not be active until Phase 3 is constructed.*

- Acknowledged. The water service connection for Lot 34 has been revised to show a connection to the water main along Gideon Trace on Sheet 5.

12. *It appears that better options are available for sump pump or footing drain connections. Lower elevations for discharge can provide for a gravity drain as opposed to a less desirable sump pump. We recommend that the applicant consider the following alternatives:*

- Lot 33 & Lot 34 daylight to grade at rear of lots*
- Lot 32 discharge to CB#32*
- Lot 17 discharge to CB#3*
- Lot 31 discharge to CB#59*

- Acknowledged. Sheet 5 has been revised to show the noted drainage connections and use of gravity drains as opposed to the sump pumps.

Sheet 6 of 12:

13. *Bearings and distances for the Deer Run right of way should be added to the plan. This includes distances through each of the two Crosgrove Drive intersections so that dedication of the Deer Run right of way can precede Phase 3.*

- Acknowledged. Bearing and distance for roads is not typically shown on grading plans. However, the bearings and distances are shown on the Easement Plan Sheet 7.

14. *The line work for the Phase 3 utilities, homes, driveways and septic systems should be made very light or eliminated completely to avoid any confusion that those items are being approved as part of the Phase 2 application. The right of way and lot line work can remain if they are clearly labeled as a Future Phase 3. Text should be added to the plan to indicate the end of pavement and utility installation at the Phase 3 intersections. Sufficient water main and storm sewer stubs should be constructed to avoid the need to disturb the pavement when*

Phase 3 is constructed.

- Acknowledged. The area of phase 3 has been hatched to show it as Future Expansion. Note (3) had been added to call out storm sewer & drainage stubs to Phase 3 to avoid future pavement disturbance.

(Note that in comments 15-16 below, that this infrastructure is already approved for installation as part of Phase 1. These comments are related to recommended changes now that Deer Run will be paved to Swaggertown Road as part of Phase 2.)

15. *An additional water valve should be added at each of the two Crosgrove Drive intersections. The valves should be on the Deer Run portion of the main on the "higher station" side of each tee.*

- Acknowledged. Water valves have been added to the Deer Run main on the higher station side of the Crosgrove Drive intersections on Sheet 6.

16. *The hydrant at Crosgrove Drive station 17+60 should be relocated to the end of the Deer Run water main and installed prior to Phase 3. This will facilitate flushing procedures if necessary for the section of water main beyond the Gideon Trace intersection. The plans originally called for the water main to be capped at station 14+65. Now that Deer Run is to be paved to Swaggertown Road, it is advisable to complete the water main connection and avoid the need to dig up the pavement in the future. The unused portion of the water main will be isolated simply by closing the valve at the Deer Run/Gideon Trace intersection. We have confirmed the acceptability of this revision with Water Superintendent John Morgan.*

- Acknowledged. The Hydrant has been relocated along the Deer Run water main on Sheet 6.

Sheet 7 of 12:

17. *The applicant should confirm if the second set of lot numbers are postal addresses and whether these numbers have been verified with the proper authority.*

- The second set of lot numbers are the postal address of the corresponding lot.

If you have any questions or request any additional information please contact me at 393-7725 ext. 113.

Yours truly,
Ingalls & Associates, LLP

David F. Ingalls, PE, CPESC & CPSWQ

cc: Mr. Gary Bordeau
Mr. Donald Zee, Esq.