

## Minutes of the December 5, 2019 Middlefield Planning Board

Present: Andy Baugnet, Richard deRosa, Marion Karl, Johnnie Nemec, Bill Ralston, Sydney Waller. Also: Peg Leon, Town Board member and Neal Newman, Middlefield ZEO

Meeting called to order by Chair S. Waller at 7:01 pm

Minutes of the November 7, 2019 meeting read. Motion to approve with stipulated corrections and additions by J. Nemec, 2<sup>nd</sup>. by Bill Ralston. All in favor.

### Old Business

- Brenda Alton of 266 Beaver Meadow Road, tax map # 147.00-1-28.03, presented the board with completed documents re: her previously proposed ( November 7, 2019 PB meeting) minor sub-division in which 5.632 acres will be transferred to her son Robert Alton. The board reviewed all the documents, including the first page of the SEQR short form, the confirmation of the required perc test having been done, and GIS wetlands documentation. The Town Clerk, Beth Moakler, will send out and postmark required letters to contiguous property owners, including the date of the public hearing. Motion to certify and recommend to the Town Board for its approval by Johnnie Nemec, 2<sup>nd</sup>. by Roy Kortick. All in favor.

### New Business

- Planning Board member Bill Ralston's seven year term expires 12/20/19. He wishes to continue on the board for another term. Motion to recommend to the Town Board that it reappoint Mr. Ralston to another seven-year term by Richard deRosa, 2<sup>nd</sup>. by Johnnie Nemec. All in favor.
- Member Andy Baugnet has been reviewing documents required by petitioners to the board, among them checklists that are provided as guidance in the preparation of properly completed applications. He will provide board members via email the revisions he has proposed in order to simplify the process. Among one of the requirements for certain transactions is a perc test. Based on his discussions with Andy Gentile, County Codes Enforcement Officer, and others, since the county requires a perc test on any parcel in which a residence is to be constructed, the Middlefield requirement is redundant. It is also a costly operation that can cost anywhere from \$175 to \$1000.00. The Planning Board recommends that the Town Board approve its unanimous position that we no longer require a perc test.
- Town Board member Peg Leon suggested that the Town Supervisor be provided with a concise summation of the Planning Board's actions prior to the subsequent Town Board meeting. Chair S. Waller and Secretary R. deRosa will coordinate that and provide the summary.

Motion to adjourn by Marion Karl, 2<sup>nd</sup>. by Roy Kortick. All in favor

Meeting adjourned at 7:52 pm

Respectfully submitted,  
Richard J. deRosa, Secretary

