



DRAFT Planning Board Agenda DRAFT

subject to change prior to the Final Agenda
February 13, 2018

I. Minutes Approval -January 23, 2018

II. Public Hearings- none

III. Old Business

2017-021 Abele 14 Lot Subdivision and Duplex SUP

Applicant proposes construction of 14 Duplex Units on a private road to be connected to John J McKenna IV Way. After construction of the duplex buildings, each building will be subdivided down the common wall so each side can be individually owned. A homeowner association will own and maintain the roadway. John J McKenna Way, Zoned: R-1, Status: PB Revised Concept Review SBL: 284.-1-10.21
To be reviewed by: MJE Consultant: ABD Applicant: Abele **Last Seen on: 8/8/2017**

IV. New Business

2018-006 Pagoda Duplex SUP

The applicant proposes to subdivide 2.61+/- acres into 2 lots. Parcel 1 will be 1.32+/- acres and Parcel 2 will be 1.29+/- acres. Both are for construction of duplexes which require a Special Use Permit to be granted by the Planning Board. Each lot will have its own public utility connections and both lots will share one curb cut to Grooms Road. An area variance for each lot was granted on January 2, 2018, 532 Grooms Rd, Zoned: R-3, Status: PB Concept Review SBL: 277.-3-96
To be reviewed by: MJE Consultant: GVG Applicant: Pagoda Associates

2018-005 Pagoda Grooms Rd 2 Lot Subdivision

The applicant proposes to subdivide 2.61+/- acres into 2 lots. Parcel 1 will be 1.32+/- acres and Parcel 2 will be 1.29+/- acres. Both are for construction of duplexes. Each lot will have its own public utility connections and both lots will share one curb cut to Grooms Road. An area variance for each lot was granted on January 2, 2018, 532 Grooms Rd, Zoned: R-1, Status: PB Concept Review SBL: 277.-3-96
To be reviewed by: MJE Consultant: GVG Applicant: Pagoda Associates

2018-007 146A Holdings LLC Residential Subdivision

Applicant proposes the development of 34 single family residential lots and associated water, sewer, and stormwater infrastructure. Applicant is seeking to utilize the Open Space Density Incentive Zoning provision to achieve the requested number of building lots. Water will be provided by an extension of the CPWA main located along the west side of Route 146A. Sanitary Sewer will be provided by either gravity or forcemain connection to the existing gravity sewer located in Startford Drive. Access to the lots will be provided by new roads connecting to Route 146A and Dawson Lane, Rt 146A, Zoned: CR, Status: PB Concept Review

SBL: 265.-3-7.11

To be reviewed by: MJE Consultant: Lansing Applicant: 146A Holdings, LLC

2018-004 Firehouse Rd Associates Subdivision

Applicant proposes to subdivide a 6.11 acre parcel into 3 commercial lots. Project also involves Tax ID 272.9-1-10,11,&38.1, 1712-1718 Rt 9, Zoned: B-4, Status: PB Concept Review

SBL: 272.9-1-21.1

To be reviewed by: MJE Consultant: ABD Applicant: Firehouse Road Associates

V. Discussion Items – none

Next Meeting Date: February 27, 2018

Next Submittal Date: February 16 for the March 13th meeting