

**TOWN OF CLARKSON**  
**PLANNING BOARD – MINUTES**

**March 6, 2012**

**Board Members**

Don Osborne, Chair  
John Jackson  
Scott Hanko  
Dave Virgilio  
Tom Schrage

**Support Board Members**

Richard Olson, Town Attorney  
Paul Chatfield, Acting Town Engineer  
Chad Fabry, Building Inspector/CEO \*  
Ursula Liotta, Administrative Assistant \*  
\*excused

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m. D. Osborne led in the Pledge of Allegiance, and reviewed the agenda.

**NEW BUSINESS**

1. **Liberty Cove Subdivision –Section 5 - Site Plan Approval**

Present: William Holding, Property Owner and Bernard Schmieder, P.E.

B. Schmieder, P.E., presented the site plan and stated that most of the comments per J.P. Schepp’s letter dated February 27, 2012 had been addressed. The following were explained in detail:

1. The storm water pond has changed shape in an effort to preserve some large oak trees on the property. The drawings will be revised to show this.
  2. A manhole has been moved. All sewers, sanitary and storm, will be in easements dedicated to the town.
  3. There is rip rap in place for drainage that is not shown on the plan. The plan will be corrected to show what is actually in place.
  4. Storm water is already “over detained” with the existing pond.
  5. P. Chatfield asked about the concept of green infrastructure and how it was being addressed. B. Schmieder said that given that this is Section 5 of a 6 Section subdivision, it would not be logical to start with this concept now. He also stated that in Section 5, there is minimum grading and maximum preservation of the existing trees. Also, the lots are all nearly an acre or over. Section 6 is being designed with the same concepts. Bernie will be sending the Board a letter with respect to these items.
  6. After considerable discussion with B. Schmieder, P. Chatfield and R. Olson , it was determined that the easement for sewers would be permanent easements and that the easement area would include the future road right of way to the north of section 5 to the limits of the project.
- S. Hanko made a motion to approve Section 5 of the Liberty Cove subdivision subject to:
1. Receipt of a letter from Applicant’s engineer regarding green infrastructure practices pertaining to this subdivision;
  2. Approval of the Town Engineer; and
  3. Approval by the Attorney for the Town of the easements and the recording of the easements.

Second by J. Jackson; unanimously carried.

**OLD BUSINESS**

**OTHER**

**REVIEW OF MEETING MINUTES:** February 21, 2012

J. Jackson made a motion to approve the minutes; seconded by D. Virgilio; unanimously carried.

**NEXT MEETING:** March 20, 2012

**ADJOURNMENT:** D. Osborne made a motion to adjourn at 7:35 p.m.; seconded by T. Schrage; unanimously carried.

*Approved 3-20-12*

Respectfully submitted,

Ursula M. Liotta  
Administrative Assistant