

# **Planning Board**

TOWN OF BRUNSWICK  
336 Town Office Road  
Troy, New York 12180

## **MINUTES OF THE PLANNING BOARD MEETING HELD AUGUST 2, 2018**

PRESENT were RUSSELL OSTER, CHAIRMAN, DONALD HENDERSON, DAVID TARBOX, MICHAEL CZORNYJ and LINDA STANCLIFFE.

ABSENT were TIMOTHY CASEY, and KEVIN MAINELLO.

ALSO PRESENT were KAREN GUASTELLA, Brunswick Building Department, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Chairman Oster reviewed the agenda for the meeting.

Chairman Oster noted that the Planning Board has scheduled a public hearing for the special use permit submitted by David Leon for property located at 1 Valley Avenue. Chairman Oster reviewed the procedure for Planning Board public hearings. The notice of public hearing was read into the record, noting that the public hearing notice was published in the Troy Record, placed on the Town signboard, posted on the Town website, and mailed to owners of all properties within 300 feet of the project site. Chairman Oster requested Attorney Gilchrist to review the special use permit review standards under the Brunswick Zoning Law and the general procedure associated with the special use permit and SEQRA review. Attorney Gilchrist did review the special use permit standards as well as general procedure on the special use permit application. Chairman Oster requested the applicant to make a presentation concerning the application. Jamie Easton, P.E., of MJ Engineering, was present representing the applicant David Leon. Mr. Easton stated that the applicant was completing an updated traffic impact assessment report, and it is

anticipated that the traffic report will be submitted to the Planning Board during the week of August 6. Mr. Easton also stated that the Environmental Assessment Form for the project was updated per the review comments of Planning Board review engineer Bonesteel. Mr. Easton stated that he will be in a position to address some comments raised by the public tonight, but would be responding to all public comments in a written submission following this meeting. Mr. Easton described the general location of the project, identifying the Planet Fitness and commercial property located adjacent to Hoosick Road, and the vacant property to the rear that is the subject of this application located at 1 Valley Avenue. Mr. Easton reviewed the zoning district for this property and allowable uses under the Brunswick Zoning Law, noting that this zoning district does allow multi-family use subject to special use permit and site plan review. Mr. Easton stated that the apartments being proposed in this application are allowable subject to review and approval of a special use permit by the Planning Board, and that this use is not as of right but does require a special use permit. Mr. Easton stated that each special use permit application must be reviewed on an individual basis, and all multi-family projects, regardless of location, must go through the special use permit review process by the Planning Board. Mr. Easton generally discussed the density of the project, noting that the proposal was for 200 apartment units, with approximately 100 one-bedroom apartments and 100 two-bedroom apartments being proposed. Mr. Easton stated that the building locations were pushed to the rear of the project site so as to reduce any impacts to adjacent residential properties and existing neighborhoods. Mr. Easton generally discussed the layout of the proposal, as well as the general landscaping plan for the project. Mr. Easton then discussed traffic, stating that pursuant to a 2001 NYSDOT study, a traffic light was recommended to be installed at the Hoosick Road/Lord Avenue intersection, but also promoted adjacent road system interconnections in order to lead to the traffic signal for use entering and exiting onto

Hoosick Road. Mr. Easton stated that, with respect to the prior David Leon commercial project consisting of an Aldi grocery store and Taco Bell on the commercial property adjacent to Hoosick Road, a traffic signal was proposed by Mr. Leon with NYSDOT. Of the 8 traffic warrants required for traffic signal installation, 5 warrants were met in connection with the Aldi grocery store proposal, but NYSDOT did not approve the installation of a traffic signal at the Lord Avenue intersection with Hoosick Road in conjunction with the Aldi project. Mr. Easton then discussed the general road layout and interconnection with adjacent existing public roads, as well as proposed improvements to the Hoosick Road intersection, noting that the project will be proposing the installation of a traffic signal at the Hoosick Road/Lord Avenue intersection. Mr. Easton discussed the proposed layout of the buildings, noting that the project is seeking to utilize existing slopes on the site and that the design of the project tries to locate buildings to meet the contours of the site. He also noted that the buildings will include underground garages and will appear to be three stories in the rear, but only two stories in the front of the building given the site contours. Upon concluding the presentation by Mr. Easton, Chairman Oster opened the floor for the receipt of public comment. Susan Trudell, 3 Mellon Avenue, stated that her property was most affected by all of these commercial projects in this location; that her property is directly facing the Planet Fitness and Cumberland Farms; that she has to face a flashing neon sign; that now she will be experiencing a large-scale apartment complex affecting her property; that she has to hear commercial dumpster pickup and dropoff at 4:30 in the morning; that these commercial properties have not installed trees but little bushes for landscaping; that the developers of these commercial projects have not done what they said they were going to do in terms of buildout and landscaping; that all of these projects will impair the resale value on her house; that the Town owes her greenspace around her property or the Town should lower her taxes; calling Charles Tutunjian,

owner of property on Hoosick Road, a slum landlord; that she is a Town resident and is allowed to speak; that the intersection of Mellon Avenue and Coolidge has become a thoroughfare and is a danger to families on Mellon and Coolidge, and that traffic needs to slow down and that a “slow children” sign must be installed. Debra Nichols, 249 Hillcrest Avenue, stated this project is right in her backyard; that there is no sewer in this location so what does this project intend to tap into for sewer connection; that the project will have a pool and only create noise for her neighborhood; that her neighborhood will be impacted by lights; that this area is not Wolf Road, it is Brunswick; that Mr. Leon has not kept his word on prior projects; that the traffic is terrible in this location, particularly with respect to Planet Fitness; that the project is wrong, and the Town needs to stop these projects; that people in the Town of Brunswick buy their property for the benefit of living in the country, not the city; that she does not want this project in her backyard; that traffic in this location is a nightmare already; that this project will never get sewer on Hillcrest Avenue; and that the Planning Board should deny this project. Kate Constantine, 4 Woodward Avenue, asked whether the sewer line would be put through onto Woodward Avenue; stated that her family investigated the cost of a sewer connection this Spring, and it was very costly, totaling \$20,400, and that if the Town knew that this project was moving forward, why would their property pay to connect to sewer; that this project will have terrible impacts on Troy School 18; that she had significant concerns regarding sewer connections on Woodward Avenue; that vegetation would be impacted in her front yard if sewer were extended onto Woodward; that her property is already negatively impacted by the Hoffman Car Wash, stating there is terrible noise coming from the new vacuum systems at Hoffman, and that if her property loses any vegetative buffer there would be no buffer to Hoffman Car Wash, and that there is always loud and offensive language being used at Hoffman Car Wash. John Seabury, 3 Watson Avenue, stated this project will have terrible traffic

impacts; the current residents in this general location already have terrible traffic impacts in all of the streets off of Hoosick Road, and this project would only make conditions worse; and questions the landscaping plan because existing vegetation is used to block noise from Hoosick Road. Bob Hatman, 11 Film Avenue, stated he was shocked that Brunswick would even consider a project like this; that existing traffic is a nightmare; adding more traffic lights on Hoosick Road would only be a problem; reviewed certain aspects of the 2013 Brunswick Comprehensive Plan, identifying issues concerning combined sewer overflows, traffic on Route 7, agricultural promotion, preservation of wetlands, and promoting single-family residential in the Town of Brunswick; that 200–400 cars would be added as a result of these proposed apartments; that School 18 is already overcrowded so where will the children from this project go to school; and identified the Brunswick Smart Growth group and wonders why smart growth is not being promoted. Amber Becker, 2 Watson Avenue, stated that conditions at the Hoffman Car Wash are terrible; that traffic along Hoosick Road in this area is terrible; that there would be significant construction noise on this project; questioned whether there would be an access onto Watson Avenue; that there is incredible traffic on Woodward Avenue all day long, speeding and raising safety concerns; and that this project would have a negative impact on existing wildlife in the area. Charles Tutunjian, 630 Hoosick Road, had certain questions regarding access to the project, and questioned whether the project was contingent on getting a traffic light installed at the Lord Avenue/Hoosick Road intersection; and had questions concerning the proposed one-way connection from Hillcrest Avenue into the project site, and who would own that road and maintain that road. Lorraine Heaton, 11 Lisa Lane, stated that her deed to her property states it is lake front property, and that she lives near Cooper's Pond, and that the natural water flow feeding Cooper's Pond flows through the project site, and thinks this project will negatively impact Cooper's Pond; questioned why there

are four gas stations on Hoosick Road within a one block area in this location; asked who is David Leon, and stated that his only interest is to make money and that this is merely a business deal but that they live in this area and this is their home; and that the Town of Brunswick has become worse than ever. Sal Mele, 220 Hillcrest Avenue, stated this project would only result in more traffic and more crime. Allen McGuirk, 243 Hillcrest Avenue, stated that his property is directly opposite the proposed access road on Hillcrest Avenue; that the traffic is terrible in this location and that this project is a bad idea; that apartments are a bad idea for the Town of Brunswick; that he came to the Town of Brunswick to live in the country; that this project will only add more noise and light, which he is already impacted from Planet Fitness. Debbie Nichols, 249 Hillcrest Avenue, provided more comment, stated that there is a significant hill in the area where the proposed road will connect to Hillcrest Avenue; and that there are elderly people in the Hillcrest area, and that they will potentially be hurt as a result of this project. Lisa Seabury, 3 Watson Avenue, asked what can be done to stop this project; had serious concern regarding the proposed road system in the project; stated that Watson Avenue is a dead end road, and was concerned about the impacts of this project on Watson Avenue; and raised concerns regarding traffic impacts, noise, and safety. Michelle Heaton, 11 Lisa Lane, stated that she has lived for 20 years on Cooper's Pond, and was in shock over this proposal; that she was appalled that she did not receive a letter notifying her of this application; that she has worked for CDTA for 25 years, and that the CDTA busses are never able to run on time on Hoosick Street due to the terrible traffic conditions; directed a series of questions to Mr. Easton concerning a prior NYSDOT study, stating that she was very familiar with all prior NYSDOT studies along this corridor; questioned the installation of a traffic light at Lord Avenue; stated this project would have a negative impact on residential neighborhoods; told Mr. Easton to have the developer take his proposal somewhere else; and stated that while she was not

against commercial projects on Hoosick Road, she is not in favor of any apartments. A comment from the audience stated that Troy School 18 should be placed on notice. John Rafter, 24 Woodward Avenue, had questions concerning the impact of this project on Ferdinand Avenue; stated that there would be negative traffic and safety impacts; that there would be negative wildlife impacts from this project; and that this project would have a negative impact on his property. Damien Constantine, 4 Woodward Avenue, stated while growth is good, this will only economically benefit the landowner and not be a benefit to the Town; existing roads within the adjacent neighborhoods are not of an adequate width; that it is impossible to get onto Hoosick Road from these existing neighborhood roads; that Woodward Avenue was not made for this kind of traffic and is dangerous; and that the impact to Woodward Avenue must be looked at closely. Jim Tkacik, 387 Brunswick Road, stated that this was not the only apartment project along Hoosick Road in this general location, and that there is still the existing Hudson Hills PDD apartment project that remains on the books, and this will only further impact traffic on Hoosick Road; that he was a member of Brunswick Smart Growth, and that his biggest problem with development in the Town of Brunswick is that it is done on a piecemeal basis; finds that all traffic reports are bogus; and stated that the public should not attack the Planning Board members, but rather should attend Town Board meetings to raise their concern regarding the Town Comprehensive Plan and Town Zoning Law. Betty Jean Kaufman, 269 Hillcrest Avenue, stated that traffic at the Cumberland Farms is terrible; that these projects on Hoosick Road have ruined Hillcrest Avenue; that the Cumberland Farms and Planet Fitness area is a pigpen; that traffic safety is a concern; that there is garbage everywhere and it is disgusting; and that the access road proposed from this project to Hillcrest Avenue will have a negative impact. Perry Kaufman, 269 Hillcrest Avenue, stated that the Town needs to take a close look at this project. Chairman Oster stated that the Planning Board

will keep the public hearing open, particularly in light of the fact that the applicant will be submitting an updated traffic impact assessment report which the public should have an opportunity to review, and will continue the public hearing at a later date. Chairman Oster also noted that the applicant will need to respond to the public comments received at this initial public hearing.

The Planning Board members then reviewed the draft minutes of the July 19, 2018 meeting. Upon motion of Member Czornyj, seconded by Member Stancliffe, the minutes of the July 19, 2018 meeting were unanimously approved without amendment.

The first item of business on the agenda was the special use permit application submitted by David Leon for property located at 1 Valley Avenue. Chairman Oster noted that the Planning Board had previously sent a letter to the Brunswick Town Board regarding its concerns on the number of apartments in the Town of Brunswick, asking the Town Board to look at the issue of the number of apartments in the Town of Brunswick and whether additional apartments are appropriate, that the number of apartments in the Town of Brunswick are affecting the character of the Town, particularly with respect to increased traffic impacts on Hoosick Road. Jamie Easton, P.E., representing the applicant David Leon, acknowledged the position of the Brunswick Planning Board and the letter it had previously sent to the Brunswick Town Board, but again noted that the Brunswick Comprehensive Plan and the Brunswick Zoning Law each allow multi-family use on this project site subject to special use permit review by the Planning Board. Mr. Easton stated he would respond initially to certain public comments from the public hearing, particularly with respect to traffic concerns. Mr. Easton stated that it is currently unsafe and difficult getting onto Hoosick Road from the existing residential side streets, and that this proposal is trying to address and improve conditions via an interconnecting adjacent road system leading to a traffic signal to



allow safe access onto Hoosick Road; that NYSDOT and the Town of Brunswick will need to review this proposed road layout and traffic improvement plan; that NYSDOT has a comprehensive approach to its review of the Hoosick Road corridor, and will need to review this project before any traffic light is approved; and that the updated traffic impact assessment report being finalized will address these issues concerning traffic impacts. Mr. Easton stated that this project will not cut off any water supply to Cooper's Pond, and that the water course is regulated and protected via wetlands regulations and stormwater requirements. Mr. Easton stated that a sewer line does exist along Hoosick Road to which the project is proposed to connect, and that the project will include a sewer pump station due to the grades from the project site to Hoosick Road. Mr. Easton stated that the sewer extension will be reviewed for purposes of any impact on the Hudson River and combined sewer overflow. Mr. Easton stated that the applicant cannot do anything about current traffic conditions on adjacent residential streets and Hoosick Road, but will work with the Town and NYSDOT on the road layout and traffic plan to address traffic concerns and make the best traffic and vehicle circulation plan as possible. Mr. Easton stated that school impacts will need to be addressed, but that the data shows there are not a significant number of school age children from apartments at the proposed price point for this project. Chairman Oster asked about the 2001 NYSDOT traffic study referenced by Mr. Easton, and asked whether it identified a light to be installed at the Lord Avenue/Hoosick Road intersection. Chairman Oster wanted to have research done on this, stating that he had been involved in a meeting at NYSDOT in conjunction with the proposed light installation for the Aldi grocery store, and did not remember any mention of a planned traffic signal in a prior NYSDOT study. Mr. Easton stated that he would provide a copy of the prior NYSDOT Hoosick Road corridor traffic study to the Planning Board. Member Czornyj asked that each member of the Planning Board receive a copy of the NYSDOT

report. Member Stancliffe inquired about the proposed road from the project site through Planet Fitness leading to Hoosick Road, and who would own that road and how it would be maintained. Mr. Easton stated that the details of the road layout, ownership, and maintenance will be coordinated with the Town, but that the special use permit review is the first big hurdle for this project. Member Stancliffe stated that density is a big issue on this project, and whether the applicant is willing to compromise on density. Mr. Easton stated that the Brunswick Zoning Law does not limit the density, and that the project does meet site coverage percentage and setback requirements, and that the density of the project will be determined through review of the potential impacts from the proposed density, most particularly traffic impacts. Mr. Bonesteel stated that his review of the project to date has only addressed the special use permit standards, and that his prior review comments are only with respect to the special use permit standards, and that the project will still require detailed site plan review. Member Tarbox inquired whether the removal of the proposed road interconnections with the existing neighborhoods would affect the NYSDOT determination on whether a traffic signal will be allowed at the Lord Avenue/Hoosick Road intersection. Mr. Easton stated that this would hurt the interconnectivity factor considered by NYSDOT. Member Tarbox asked whether the Aldi grocery store would be built without a traffic light. Mr. Easton stated that Mr. Leon had previously stated on the record that Aldi would not build without a traffic light. Member Henderson had questions regarding responses on the Environmental Assessment Form, specifically with respect to blasting and wetland impacts. Chairman Oster noted that the public hearing had been kept open and adjourned, and that the applicant must submit written responses to the public comments received to date as well as submission of the updated traffic impact assessment report by the applicant. Mr. Easton stated

that he would need at least one month to complete response to comments, and the Planning Board determined to continue the public hearing on this project at its meeting to be held September 6.

The next item of business on the agenda was the waiver of subdivision/special use permit/site plan amendment submitted by Borrego Solar for the commercial solar energy system project located at 138 Brick Church Road, which was previously approved by the Planning Board. The applicant seeks to combine the two adjacent commercial solar energy systems previously approved into one single system on the property located at 138 Brick Church Road. Dean Smith, P.E. was present for the applicant. Member Stancliffe recused herself from participating in deliberation and action on this application. Chairman Oster noted that the recommendation of the Rensselaer County Department of Planning and Economic Development have been received, indicating that project did not conflict with County plans and that local consideration shall prevail. Chairman Oster noted for the record that the proposed amendments to the project had been thoroughly reviewed and discussed at the meeting held September 19, and inquired whether the Planning Board members had any further questions or comments. Hearing none, Chairman Oster inquired about SEQRA review on the application. Attorney Gilchrist stated that the proposed amendment was a minor modification, and that the Planning Board had previously conducted a thorough SEQRA review on the project, and no additional SEQRA determination is required at this point on the minor amendment. Member Czornyj then made a motion to approve the amendment to the special use permit, subject to and continuing the same conditions attached to the prior special use permit approval for this project. The motion was seconded by Member Tarbox. The motion was unanimously approved, and the amended special use permit approved subject to and continuing the same conditions imposed on the prior special use permit for this project. Thereupon, Member Czornyj made a motion to approve the amended site plan, again subject to

and continuing the same conditions attached to the prior site plan approval for this project. The motion was seconded by Member Henderson. The motion was unanimously approved, and the site plan amendment granted subject to and continuing the same conditions attached to the prior site plan approval for this project. Member Czornyj then made a motion to approve the waiver of subdivision to combine the parcels into one project site, subject to the condition that no further subdivision be allowed on this property as long as it used for commercial solar production. Member Tarbox seconded the motion subject to the stated condition. The motion was unanimously approved, and the waiver of subdivision approved subject to the stated condition. Member Stancliffe returned to the Board.

The next item of business on the agenda was the waiver of subdivision application submitted by Robert Talham for property located at 2 Genessee Street. The applicant seeks to divide a 27,188 square foot lot into two separate lots, one of 14,286 square feet and one of 12,902 square feet. Rodney Michael, Licensed Land Surveyor, was present for the applicant. Mr. Michael reviewed the existing parcel, on which an existing building in disrepair is located, indicating that it was Mr. Talham's intent to demolish the building. Mr. Michael went over the proposed lot layout, stating that each lot will have public water and public sewer available, that the lots are of adequate size as the property is located in the R-9 Zoning District, and that the driveways will be located directly off Norfolk Street for each lot. The Planning Board members had questions concerning notations on the map, including "lot 950", which were addressed by the applicant. Chairman Oster inquired whether there were any further questions or comments. Hearing none, the Board determined to proceed and act upon this application. Member Tarbox made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Stancliffe. The motion was unanimously approved, and a SEQRA negative declaration adopted. Member

Stancliffe then made a motion to approve the waiver of subdivision subject to the requirement that driveway permit be obtained for each lot at the time of building permit application. Member Henderson seconded the motion subject to the stated condition. The motion was unanimously approved, and the waiver application approved subject to the stated condition.

The next item of business on the agenda was the site plan amendment application submitted by Simply Better Auto Center for property located at 805 Hoosick Road. The applicant was represented by Andy James and Michael Smith. The applicant seeks to allow for the sale of small mobile home-type units on the Simply Better Auto Center location at 805 Hoosick Road. The applicants handed up an amended Environmental Assessment Form and site plan. Mr. Bonesteel stated that the site plan was not consistent with the site plan regulations of the Town of Brunswick, and that the applicant needs to submit a site plan meeting those regulations. The Building Department pulled the most recently approved site plan for the site, a copy of which was provided to the applicant. Mr. Bonesteel and the Planning Board members stated that a site plan showing the detail required by the site plan regulations must be submitted, and depicting the location where the small mobile home-type units will be displayed. Mr. Bonesteel stated that he needed to have the site plan detail provided, to ensure appropriate review under the site plan regulations, including traffic flow and drainage. Member Stancliffe asked whether the units would be skirted, and if so, this could affect drainage flow on the site. The Planning Board members, Mr. Bonesteel, and the applicant discussed the requirements for the current site plan amendment, so that there were no misunderstandings regarding the site plan submittal requirements. Chairman Oster raised the issue of car storage on the McDermott property, noting that if this practice continues, McDermott will need to amend his site plan in order to allow car storage. Member Czornyj asked whether the site plan amendment had been presented to the fire company. The applicant stated that he had tried to

deliver to the fire company, but no one was at the firehouse. The Building Department stated that it will deliver a set to the fire company. The Planning Board procedure to be undertaken on the site plan amendment application was discussed. Chairman Oster stated that the prior site plan review had included a public hearing, that the current proposed amendment is not a significant change, merely changing out the type of vehicle or unit to be on display from a car to a small residential unit. Member Czornyj stated that it was his recollection that at the prior public hearing on the site plan, no one came to submit any comments. Chairman Oster discussed the option of holding a public hearing with the Planning Board members, and the Planning Board concurred that a public hearing will not be required on this amendment. It is noted that the referral to Rensselaer County has been completed. This matter is placed on the August 16 agenda for further review, subject to timely submittal of the amended site plan compliant with the site plan regulations.

Two items of new business were discussed.

The first item of new business discussed was a waiver of subdivision application submitted by Robert Talham for property located at 12 Miller Lane. The owners of 12 Miller Lane are Edward and Linda Hannan. Rodney Michael, Licensed Land Surveyor, was present for the applicant. Mr. Michael explained that the current owner of 12 Miller Lane, Edward and Linda Hannan, seek to divide 1.69 acres from their current parcel for transfer to Robert Talham, who owns property adjacent to the Hannan parcel, with the Hannans retaining the balance of the parcel. The current Hannan parcel size is 8.33 acres, and a 1.69-acre parcel to the rear of this lot is sought to be divided and transferred to Talham to be merged into the adjacent parcel owned by Talham. Mr. Michael stated that Mr. Talham will show a 100-foot setback from the reservoir, with no tree cutting in this area. Chairman Oster asked what the intent of Mr. Talham was with respect to his parcel on the reservoir. Mr. Michael stated that Mr. Talham is proposing a single-family residential

use, with only one home on the parcel. Mr. Michael stated that Mr. Talham currently owns a 19.06-acre parcel, and is seeking to add this 1.69-acre parcel to increase the shoreline frontage, making the total parcel owned by Talham to be 20.77 acres. Mr. Michael stated that this is in the nature of a lot line adjustment. The Planning Board members and Mr. Michael discussed the 100-foot setback, and determined that the language of a proposed condition and map note will be reviewed with the Brunswick Water Department. This matter is placed on the August 16 agenda for further discussion.

The second item of new business discussed was a waiver of subdivision application submitted by Tedd Duncan concerning property located at 462 McChesney Avenue Extension. Brian Holbriiter, Licensed Land Surveyor, was present for the applicant. Mr. Holbriiter explained that the applicant is seeking to divide a 1.9-acre piece from an existing 51.5-acre lot located at 462 McChesney Avenue Extension. The parcel is located approximately ½ mile west of Town Office Road, located on the southerly side of McChesney Avenue Extension. The Planning Board members generally reviewed the waiver map with Mr. Holbriiter. Member Tarbox inquired as to sight distances for a proposed driveway for this lot. Mr. Holbriiter stated that the sight distances are noted on the waiver map, and that the proposed driveway is located between two knolls and that the proposed driveway location meets sight distance requirements. The issue of whether the property is located in an agricultural district was raised, and whether an agricultural data statement is required. The agricultural district boundary must be confirmed. This matter is placed on the August 16 agenda for further discussion.

The index for the August 2, 2018 meeting is as follows:

1. Leon - Special use permit - 9/6/2018 (public hearing to continue at 7:00pm);
2. Borrego Solar - Waiver of subdivision/special use permit/site plan amendment - Approved subject to conditions;

3. Talham - Waiver of subdivision - Approved with condition;
4. Simply Better Auto Center - Amended site plan - 8/16/2018;
5. Talham - Waiver of subdivision - 8/16/2018;
6. Duncan - Waiver of subdivision - 8/16/2018.

The proposed agenda for the August 16, 2018 meeting currently is as follows:

1. Lyons - Special use permit (public hearing to commence at 7:00pm);
2. Winckler - Special use permit (public hearing to commence at 7:15pm);
3. Simply Better Auto Center - Site plan;
4. Talham - Waiver of subdivision;
5. Duncan - Waiver of subdivision.