

**Regular Meeting of the Great Valley Planning Board
August 9, 2017**

Present: Chris Schena (chairperson)
Amy DeTine
Al Puszcz
Jeff Ramsten
Don Roll
Steve Ward

Others: Rich Rinko
Aaron Tiller
Tammy Bess
Ariel Clark
Becky Kruszynski
Dan Schrantz

The meeting was opened by Chris at 7 PM with the Pledge of Allegiance.

A motion to accept the minutes of the July 12, 2017 meeting as submitted was made by Amy with a 2nd by Don. All in favor.

Ariel Clark came before the board about her plans to put in a convenience store and deli in the old Woodshed building. All food would be “to go”. She will be doing renovations to the building and putting up a new sign. The sign will be the same size and in the same spot as the existing sign. Jeff asked if the sign would have to go thru the DOT for approval and Aaron said there wouldn't have to be DOT involvement if replacing the sign but to make it part of the site plan. She will need a site plan review which should also include a survey, number of parking spots, and lighting. She was given an application for the minor site plan and was advised to look into getting an engineer to help her with the drawings and the Health Dept. She was told to work with Rich regarding permits.

Dan Schrantz brought in all the required paperwork to meet the conditions of approval for the minor subdivision from last month's meeting. Chris will mail him the Notice of Decision and he can get his building permit from Rich. Al asked if there had been any contact with Mr. Barley regarding the subdivision that was done with less than 2 acres.

JP Repair Shop – tax map nos 65.003-1-12.2 and 65.003-1-12.3 – wants to be divided into 3 lots. A resolution to make this a minor subdivision was made by Steve with a 2nd by Don. All in favor. Aaron recommended a negative declaration. A motion to approve the resolution of a negative declaration was made by Steve with a 2nd by Don. All in favor. A motion to approve the minor subdivision was made by Jeff with a 2nd by Don. All in favor. Chris will do Notice of Decision.

Rich told the board that there is a house on Rt. 98 that wants to put solar panels in the back

yard. The house sits on a parcel that is .43A so there is not enough room for setbacks. The owner also owns an adjoining lot that is 2.4 acres. Rich was looking for input from the board on how to handle this issue. Should the small lot be made bigger. Should the solar panels be put on the big lot separate from the house - if this happens the parcel with the solar panels could be sold separate from the house. Should a variance be given. Should the solar panels be put on the roof. Aaron said it would be easiest to combine the parcels but once the parcels are combined they could not be split in the future because of the 2 acre minimum requirement. Jeff doesn't want to do a setback variance because there are other options. Rich will talk to the owner.

Chris stated that he had looked on the internet at fees that other towns charge. It was decided to contact other town clerks for the towns that did not have their fees posted on the internet. Steve and Amy will help Chris with this.

Rich found a paper trail showing that approval was given to extend the cell tower on Plum Brook from 190' to 250' but it never happened. The owner of this cell tower is a company in Boca Raton Florida. Rich contacted the company but hadn't heard back from them yet.

Rich has been in contact with Eli Rust from the Health Dept. regarding the "camping ground" on Plum Brook. Jeff stated that he did a drive by and there are several campers parked there. Rich said the old trailers are allowed to be there but not the campers.

Steve moved to adjourn at 7:55 PM with a 2nd by Amy. All in favor.