

AVON PLANNING BOARD MEETING MINUTES FEBRUARY 14, 2014

Chairperson Richard Maloney opens the meeting at 7PM, reads opening statement and leads salute to the flag.

Present:

M. Davey, Vice Chair T. Egan, Mayor R. Mahon, Chairperson R. Maloney, F. McGovern, S. McLaughlin, J. O'Malley, J. Ryan, C. Talmage, Borough Engineer C. Rooney, Planning Board Attorney M. Kitrick.

Absent:

V. Ernst, M. Kenny, Commissioner R. McGovern

First on the agenda is the approval of the minutes of the January 9, 2014 meeting.

Motion by Egan seconded by McLaughlin that the minutes be approved.

The vote:

Aye: Davey, Egan, R. Maloney, S. McLaughlin, F. McGovern, J. O'Malley,

J. Ryan, C. Talmage

No: 0

Motion passed.

Second on the agenda is the approval of the Revised Resolution for Belletier, 24 Poole Avenue.

Motion by Maloney seconded by Ryan that Revised Resolution be approved.

The vote:

Aye:

Davey, Egan, Maloney, F. McGovern, S. McLaughlin, J. O'Malley, J. Ryan

Abstain:

C. Talmage

No: 0

Motion passed.

Third on the agenda is the continuation of the Higgins' application, 110 Washington Avenue.

Chairperson Maloney reminds the applicants & professionals that the board has a FIFTY minute rule on presentations

Attorney Armen McOmbler representing Ms. Higgins addresses the board as to the changes in the application. He feels that they have improved the application in a number of respects.

The need to get the mechanicals and ductwork out of harm's way is stressed by Attorney Macomber. This involves raising the house to meet UCC codes. He states that the raise would not negatively impact the neighbors.

Attorney McOmbler introduces Architect J. Regan.

Exhibit A9 (Survey dated 9/10/2013) entered into evidence.

Exhibit A10 (Site Plan previously submitted)

A11 (Proposed section on board)

Mr. Regan states that he was the original architect of the house in 2002.

Mr. Regan states that he redid the calculations, by eliminating some impervious and adding the enclosed shower. These are shown in the revised plans.

Mr. Regan referring to A11 as the requirements to get the duct work & mechanicals above the Base Flood Elevation.

Mr. Regan sites the UCC, IRC Section R322, relevant codes for elevation requirements. If they lift the house they will be meet all code requirements.

Mr. Regan states that moving duct work would be cost prohibitive.

Engineer Rooney asks Mr. Regan if he has the cost of moving the ductwork. Mr. Regan does not have that number. Attorney McOmbler tells the board they can get the #'s in the form of an estimate.

Chairperson Maloney that the %50 damage rule by FEMA has not been triggered in so they are not required by law to raise the house.

Mr. Regan states that although they are not required by law to lift the house the owners have concern as to the flood insurance rates if house isn't lifted.

Attorney McOmbler with Mr. Regan address Engineer Rooney's review letter dated January 14,2014. Discussion on review letter with Attorney's Kitrick, McOmbler, Chairperson Maloney, Mr. Regan and Engineer Rooney. Notes 1.1, 1.2, 1.3, 1.4 and 1.5 discussed. Also addressed are Miscellaneous notes 2.1, 2.2, 2.3.

Chairperson Maloney questions from the public? There are none.

Questions from the board?

Vice Chair Egan asks Mr. Regan if they had considered removing the side entrance. Mr. Regan responds "no".

Chairperson Maloney asks Attorney McOmber as to the length of Mr. Gaines' presentation.

Five minute recess called by Chairperson Maloney

Attorney McOmber asks that the hearing be continued with no further notices as the presentation Mr. Gaines had arranged would require more than an hour to be heard.

Mr. Gaines addresses the board as to his pursuit of an insurance quote. They are trying to remediate costs. He asks that the board look at the whole picture.

Chairperson Maloney requests 17 revised plans elevations & corrected date before their next hearing.

Motion by Ryan seconded by Egan that Higgins' application be carried with no further notices to the next public hearing on March 13, 2013.

The vote:

Aye:

Davey, Egan, Maloney, F. McGovern, McLaughlin, O'Malley, Ryan, Talmage

No: 0

Motion to adjourn by Maloney seconded by Ryan.

Aye; All

Minutes approved at the March 13, 2014 meeting

Sheila Sullivan/Planning Board Secretary

