

Town of Rockland Planning Board

December 2, 2020

Members Present: Chairman Thomas Ellison, Ryan Edwards, Richard Barnhart, James Severing, Joseph Lambe, Robert Eckert. Absent: John Veleber. Also present, Glenn Gabbard, Code Enforcement Officer, Patrick Hines, consulting engineer. Approximately eleven members of the public joined the meeting via ZOOM.

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Jim, seconded by Robert, the minutes of the November meeting were accepted as distributed.

Chairman Ellison stated his intention to recuse himself from future discussions on the following project as his sister-in-law lives near the project site. He also stated that the application fee and escrow check have been received.

Broadacre Farm Subdivision: Mr. Stefan Martinovic presented preliminary information on Broadacre Farm's wish to subdivide property located on Hoag Road in Livingston Manor.

Mr. Martinovic and his team have spent the last 6 months reviewing and updating a detailed design for a 46-lot conservation subdivision. A second sketch plan for a conventional layout was submitted with 50 units, 2-acre lot sizes and 10% open space. The homes will be single family dwellings, built by the applicant then sold to individuals. The homes would be mostly 3-bedroom homes with some being 2 bedroom and others 4 bedrooms. The conservation proposal shows lots to be an average of .5-acre, 18% housing lots, 72% open space. They hope to tie into municipal water and sewer. Sewer would be gravity and municipal water would most likely have to be pumped up from the end of the line near the storage tank.

Using conservation zoning to preserve open space these homes would be built for livability and sustainability. This would bring long term value and expand the tax base for the Town. The housing footprint would be small – no basements or garages, limiting runoff.

Patrick Hines from McGoey, Hauser & Edsall Consulting Engineers, submitted a preliminary review of project and the board proceeded to review this list. The list included items such as roadways to, from and within the project; Homeowners Association agreement; tree removal; type of animals being kept on the farm; ownership of open areas; wetlands; unbuildable steep areas of the topography; application for a conservation easement.

Jim stated that he would like to see a detailed map showing slope grades, wetlands, forest/pastures and building lots. A full detailed site plan is required to continue the review of the project as well as a Full Environmental Assessment Form. Mr. Martinovic will work closely with Mr. Hines to address each of these items.

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Updates:

- **Chairman Ellison encouraged the board members to complete their four hours of training before the end of the year.**
- **The Code Enforcement Officer addressed the Emery Cell Tower risk factor.**
- **Camp Na’Aleh was not ready to return this month but expects to in January. Glenn met with the rabbi concerning the width of the roadway inside the camp, the grading and compaction as well as the turn out area. He informed the rabbi that the speakers were for emergency use only.**

There being no further business before the board, Richard made a motion to adjourn, Jim seconded and carried.