

**TENTATIVE  
PLANNING BOARD MEETING AGENDA  
Thursday, September 24, 2015  
Pound Ridge Town House 7:30 p.m.**

**61 Pound Ridge Road, LLC, (Madden)**, 61 Pound Ridge Road, Block 9816, Lot 12.1. Review and ratification of Resolution for Residential Site Plan Approval and Steep Slope Disturbance to construct a 20' x 40' in ground swimming pool and 400 sq. ft. covered pavilion that exceeds the maximum building and lot coverage thresholds for an R-2A zoning district. The property consists of 9.827 acres. Approval granted Sept. 9, 2015 from Water Control Commission conditioned on plan revisions.

Previous meeting dates: 03/26/15, 04/23/15, 08/27/15

Board walked property: 03/28/15

**Babbitt**, 29 Beech Hill Lane, Block 9820, Lot 78. Review and ratification of Resolution for Residential Site Plan Approval to construct an in-ground swimming pool, deck, terrace and landscaping that exceeds the maximum lot coverage threshold for an R-3A zoning district. Health Department approval to construct a new septic system was granted on 5/27/15. The property consists of 3.0 acres.

Previous meeting dates: 06/25/15, 08/27/15

Board walked property: 07/13/15

**Kleiner Family Trust**, 79 Westchester Avenue, Block 9454, Lot 8. Review and ratification of Resolution for Commercial Site Plan Approval to construct a single story addition to the east side of the existing building to accommodate a conference room and additional office space. The property is located in a PB-A zoning district.

Previous meeting dates: 07/23/15, 08/27/15

Board walked property: 08/29/15

**Walker Holdings, LLC**, 240 Stone Hill Road, Block 9816, Lot 79. Discussion related to buffering the installed, ground mounted solar array along the front property line.

**Boniface**, 6 and 8 Highview Road, Block 10301, Lots 2.1 and 2.2. (a) Application for residential site plan review for a proposed addition to existing residence, pool/cabana and new driveway access that exceeds the maximum lot and building coverage thresholds for an R-2A zoning district. (b) Application for Steep Slope Disturbance Approval. Lot 2.1 consists of 3.89 acres, and Lot 2.2 consists of 3.23 acres. Conceptual approval granted on September 9, 2015 by the Water Control Commission subject to merging Lot 2.1 and Lot 2.2.

Previous meeting dates: Informal 06/25/15, 08/27/15,  
New formal application

Board walked property: 07/13/15

**Kenneth McGahren (contract vendee) for property owned by Elisabeth de Picciotto and Maria Smith**, Conant Valley Road and Old Church Lane, Block 9827, Lot 32.

(a) Application for Residential Site Plan Approval for new construction of a single family residence that exceeds the maximum lot coverage threshold for an R-3A zoning district. (b) Application for Steep Slope Disturbance Approval. The property consists of 10 acres. Conceptual approval was granted on Sept. 9, 2015 by the Water Control Commission subject to submission of additional information and site line approval for access from the Highway Superintendent.

Previous meeting dates: (Informal) 06/25/15  
New formal application

**Leahy / Perun**, 176 Barnegat Road, Block 9456, Lot 44.3. Application for Residential Site Plan Approval to construct a 20' x 40' in-ground pool, patio, deck and hot tub that exceeds the maximum lot coverage threshold for an R-2A zoning district. The property consists of 6.484 acres. The application is in the process of review by the Water Control Commission.

Previous meeting dates: New application

**Hiram Halle Library**, 271 Westchester Ave., Block 9820, Lot 36. Application for Site Plan Approval to construct an 18' x 8' enclosure to shield two existing trash dumpsters with an 8' tall white wooden fence on three sides and gate on the fourth side that is proposed to be located on the lawn adjacent to the upper parking lot. The property is located in an R-3A zoning district and consists of 2.818 acres.

Previous meeting dates: New application

**Adoption of Minutes from the Meetings of:**

**February 26, 2015**  
**March 26, 2015**  
**April 23, 2015**  
**August 27, 2015**

**June 3, 2015**  
**June 25, 2015**  
**July 23, 2015**