

Town of Eden - Planning Board Minutes

July 7, 2021 7:00 pm

MEMBERS William Mahoney, Chairman

PRESENT Andy Romanowski, Vice Chairman

Frank Meyer, DDS

Dave Brodzinski

Joseph Eppolito

Bill Zittel

Bethany Fancher-Herbert

EXCUSED: Brian Reed

OTHERS: Town Council - Susan Wilhelm, Richard Ventry

Code Enforcement Officer – Dave Rice

Director of Recreation – Amy Porter

Sunset Custom Homes – Ed Wojcik, Tom Pecora

Landowner of 8310 Evelyn Dr. - Dick Minekime

Mr. Mahoney called the meeting to order at 7:00pm.

Mr. Mahoney announced that both alternate members will be acting at full capacity for tonight's meeting.

Minutes from last meeting:

Mr. Eppolito made a motion to approve the minutes from the June 2, 2021 meeting. Seconded by Mr. Zittel; Motion approved unanimously.

Sunset Custom Homes– 8310 Evelyn Drive Pre-submission:

Mr. Wojcik presented a preliminary plan to develop the 13-acre lot known as 8310 Evelyn Drive. They wish to add a road and divide the land into roughly 30 buildable lots. They are proposing 75' wide lots because it is much more cost effective with the price of infrastructure. Mr. Minekime added that there are only 8 lots left from the existing subdivision that he started 20 years ago. 80% of the new homes in the subdivision were built by Mr. Wojcik and Sunset Custom Homes. Mr. Wojcik said that he is interested in purchasing two parcels from Mr. Minekime. 8310 Evelyn Drive which is 13 acres and 2600 Beverly Avenue which is 26 acres. He would plan to develop the 13-acre lot first as "Phase I" and later develop the 26-acre lot as "Phase II". If a 75' lot were approved, they would build a 50' wide house. Another idea was to build a duplex on a 100' lot with the property line at the center of the duplex. Mr. Wojcik was not confident that he would be able to sell the duplexes as opposed to a 50' wide townhouse. Mr. Minekime added that all utilities are already there and available. Mr. Romanowski asked about the wetlands on the back corner of 2600 Beverly. He recommended pursuing delineation now.

Mr. Rice and members of the Board discussed zoning code and frontage requirements. The option of a variance was discussed. Mr. Mahoney stated that a variance for the 75' lot size would be necessary before site plan approval. Mr. Mahoney added that this proposal does support the new Comprehensive Plan for the Town. Subdivisions and high-density development in this area would be encouraged. Mr. Mahoney questioned the 5-acre lot to the south of 8310 Evelyn that is owned by the Town. This parcel was given to the Town by Mr. Minekime when the area was originally developed. This lot has not yet been developed. Mr. Minekime met with Mrs. Porter, Director of Recreation, as well as the directors of Eden Athletic Association and Youth of

Eden Soccer. They discussed ways to develop the parcel with baseball and soccer fields. They also talked about the possibility of a pavilion with utilities and bathrooms. Parking challenges were mentioned, Mr. Wojcik agreed to add some parking solutions to the plan. Mrs. Porter shared some drawings for a park on the Town owned parcel showing 2 baseball fields and 2 soccer fields. Everyone agreed that more homes in the area would increase the need for more activities and a designated recreation area.

Mr. Mahoney stated that the Planning Board would like to see the full plan; a master plan showing both parcels fully developed, the Town property as a park with ball fields, parking areas and a retention pond. The next step would be to apply for a variance that would allow for developing the lots at a width of 75'.

Dr. Meyer made a motion to adjourn the Planning Board meeting. Seconded by Mr. Brodzinski; Motion approved unanimously.

The next meeting is tentatively scheduled for August 4, 2021 at 7:00 pm.

Respectfully submitted,
Jen Crowe, Secretary
Town of Eden Planning Board