

**TOWN OF NORTH HARMONY  
PLANNING BOARD  
Tuesday April 30th, 2008 7:00**

**PLANNING BOARD: WALTER GEIST, STEVE SENSKE, RICHARD SENA, RICHARD JOHNSON, JULIE LESCYNski, PATRICK RICE**

**OTHERS PRESENT: Dudley Breeds, Don McCord, Sally Carlson**

At tonight's meeting Mr. Breeds, Design Architect, was present to show the town some sketches he made. The sketches represent some changes to the town. There were three proposals. The town planning board also received books that are relevant to this meeting that were ordered last month.

Mr. Breeds was here in mid February to get an idea about what it is the people would like the hamlet of Stow to become. Mr. Breeds looked at the land to see what could be created with some of the open land in the area. He used aerial photos of the area to create some sketches.

The first proposal is suggested in the area by Hogan's Hut and the Post Office. Mr. Breeds talked of additional residential and commercial creations. The sense he had was that the Hamlet seemed detached from itself. Mr. Breeds would like to eventually see the Stow Ferry and Rt. 394 become more connected. A farmers market may attract people from the road and create a value to the area. He also suggests some small cottage shops for the summer visitors, maybe renting out some office space or commercial space with parking in the rear. Keeping the post office in the area could create a center point of the Hamlet, and having the town building in the core area on the same side of the street. If some of the private land on Stow Ferry road could be turned into cottages and the DEC land on the other side of the street could be obtained for a side walk with a green space. The green space could be used for a gazebo or a grand stand for summer concerts. Mr. Breeds suggests a "looped" walking system for the area. It was expressed that some of the property owners in the area may not be happy about some of these changes. It is also important to keep the wet lands the way they are to conserve the wild life. Mr. Breeds told the board the drawings are only to derive conversation and to show the town some ideas of what could happen. Mr. Breeds suggested obtaining land for a leach field and changing the lot sizes to be bigger. The cottages could be rented in the summer and the farmers market could use removable tents.

Mr. Breeds second proposal was suggested on the opposite side of Rt. 394 located diagonal the senior citizens building. First he suggests the town hall be located close to the fire hall with parking on the sides and back of buildings. He again suggested creating a leach field if the soil would support it. The back of this land would possibly suit for town houses or residential homes because of the view. Mr. Breeds also showed some commercial areas to be reached from the highway. The commercial area could serve for parking, but would have a walking path only. With this particular set up good signs would be essential. Mr. Breeds also said you would need something compelling to feel you should stop in the area so he suggested a vineyard with wine tasting available.

The third proposal was suggested in the Hadley Bay area. There is a primary road servicing the residential homes. Mr. Breeds presents the possibility of a truck stop or a motel. There could also be a separate cul-de-sac or town house area and an area for commercial enterprise separate from the residential area. There could also be a separate outlet to Rt. 394 from the commercial area. Mr. Sena suggests a retirement area or summer homes with a garden or place for activities.

Mrs. Carlson and Mr. Sena would like to see a sketch done for the gravel pit. Mr. Geist thinks it important to first decide where the town building should be. Mr. Rice would

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like to know if there are any short term things the town can do. Mr. Breeds suggests talking to the DEC about land and grants. There are many landscape ideas that could also be worked on. Mrs. Carlson asks if a list may be provided of trees that don't grow too tall. Mr. McCord suggests the town think about what they would like to see happen and a 3D picture could then be made for the town. The town and its community members need to take leadership if something is to develop. He also suggests taking pictures of the land in mind and asking for a land trade or sale with the DEC.

Mr. Sena suggested that property owners in the area with businesses be invited to the next meeting for their input. This meeting will be held on May 27 at 7:00. After this meeting there will be a regular public meeting, and Mr. Breeds suggested providing comment sheets and giving the sketches some exposure. After these meetings the town can decide what concepts fit the town and a refined drawing can then be made.

In conclusion there will be no R6 discussion on the agenda until super imposed pictures have been provided by the developer.

Planning Board Clerk - Bonnie Coulter