



standpoint. He was planning on having an easement and he will maintain ownership of the lots and will eventually want to build on Lot 3 and have a shared access driveway.

Chairman Malfitano noted that in most instances the driveway and utilities are located on the lot they serve. At the last Planning Board meeting Mr. Napierala stated the driveway was to be located on Lot 3 because of something to do with the wetlands, but Chairman Malfitano noted that the driveway was put in prior to any knowledge of the wetland issue and he cannot understand why it is critical that it is not located within the lot that it serves. Mr. Bonacci stated that the driveway existed as a farm access when he purchased the property and the County issued a permit to keep the same access point that was already there.

Chairman Malfitano stated that the easiest solution is to move the line so that the driveway and utilities are located within Lot 2. Additionally, Mr. Bonacci will need to come back before the Planning Board in the future if he wishes Lot 3 to become an approved building lot. Mr. Bonacci noted that the main focus is getting approval to create Lot 1. Lot 3 will just be the remaining parcel and there was no plan to build on it at this time.

Chairman Malfitano explained that there are two options. The first option is to have this approved as a two lot subdivision with Lot 1 and everything else being Lot 2. The second option is to proceed as they are proposing it and move the lot line for Lot 2 so that the driveway and the waterline is encompassed within it and leave a note on Lot 3 that it is not an approved building lot.

Mr. Bonacci stated that they want to leave this Planning Board meeting with Lot 1 approved as a building lot which is his primary focus. He thought the Codes Office directed him to do everything at once, but Chairman Malfitano pointed out that it cannot occur all at once anyway because of the wetland question and Lot 3 not being an approved building lot.

There was continued discussion regarding the options. Chairman Malfitano noted that the lot line would need to be moved so that the furthest point to the west of the waterline and the driveway is within the lot line. He asked that the line be straight and squared off as that is preferred. Mr. Bonacci ultimately determined that he would prefer to have Lot 1 approved at this time and keep the remaining land as Lot 2.

There being no further questions or comments, Chairman Malfitano closed the Public Hearing.

Chairman Malfitano then made a motion to approve the preliminary plan for the Michael Bonacci Subdivision by a plan last revised March 20, 2026, prepared by Cottrell Land Surveyors PC, with the following conditions:

1. The approval is to be revised to reflect a 2 lot subdivision with Lot 1 showing an area of 5.083 acres and Lot 2 will be all of the balance of the lands of Bonacci;
2. A note needs to be appended to the plan near Lot 1 identifying and reciting the septic approval that was issued by the Health Department referencing the plan and the date it was approved by the Health Department;
3. On the sewage disposal field that serves the existing metal barn and 2 bedroom housing unit be modified to remove the word "possible".

Mr. Marshall seconded the motion which passed unanimously.

### **Planning Board Minutes**

A motion was made by Mr. Hillery, seconded by Mr. Fuller, that after minor changes, the Board approve and accept the meeting minutes of the March 9, 2025, meeting. The motion passed with all in favor.

A motion was made by Mr. Hagan, seconded by Mr. Hillery, that there being no further business to come before the Board the meeting be adjourned. The motion passed unanimously and the meeting was adjourned at approximately 7:33 p.m.

Respectfully submitted,

Melinda L. Mayer  
Secretary