



**Town of Alpine**  
**Board of Adjustments**  
**SPECIAL MEETING**  
**Minutes**

DATE: November 4, 2010

PLACE: Alpine Town Hall • 250 River Circle

TIME: 6:00 p.m.

TYPE: Regular

P&Z Members Present: Justin Sandner, Dave Jenkins, & Melisa Wilson; Pat Marolf & Joshua Floyd: Absent & Excused.  
 Others in attendance: see attached sheet.

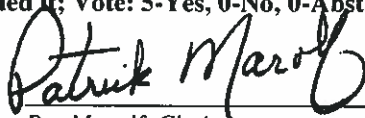
1 - CALL TO ORDER at 6:05pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.


3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- Overland Properties LLC: 1 Greys River Cove, 109 Greys River Road-Commercial Building Permit, C-01-10, needs final approval.** The Commission reviewed the concerns Val Jensen, Town Maintenance Supervisor, brought up concerning the drainage. Bob Ablondi, Engineer for Overland Properties, presented the Commission with a new drainage plan which included storm drainage along the west side of the parking lot and a heat tracer to help with freezing. It will be placed just outside the pavement for maintenance and repair. The Commission asked how the snow removal and storage would coincide with the new drainage. Dave Murdock, Overland Properties representative, stated they would be no curb on the west side so the plow company could push the snow over the drains without damaging or storing too much snow on top of them. Justin Sandner asked about the depth of the heating tape. Mr. Ablondi stated they are in the process of working with the installation company on best practices for their system. Justin wanted to assure the heat tape was towards the top to help prevent the drain inlet freezing solid as others have done throughout the Town. Mr. Murdock did state he wants to make sure they have a working system as much as the Town. It was stated the snow storage will be mainly pushed to the front of the property. Bob Ablondi did state they may have to haul away excess snow. There will still be a drainage swell to help with the melting; directing the runoff to the back of the building. Justin Sandner had a question concerning the roof drainage on the back of the building. Mr. Ablondi & Mr. Murdock stated they are planning on doing something similar to the back of the building as the one indicated along the side. Bob Ablondi stated he would get a revised plan to the Town Office immediately. The Commission stated they appreciated them coming in. They wanted to make sure the Town had it on paper and approved before the work continued. Melisa Wilson reviewed the check list from the first meeting. The only items remaining are the approval of the variance and the letter from the State. Terra Miller did state the State usually comes in after the building permit is approved as it does take them more time for their review. Melisa Wilson stated there were a couple citizens here today to check on the aesthetics of the building. Wendy Walton, citizen, was concerned about the color of the building and the façade. Dave Murdock stated it was a CMU block building painted with an earth tone. The color is determined by the Family Dollar. Mr. Murdock was unsure of the exact color they have chosen. Ms. Walton wanted to make sure the suggestion from the LUDC was adhered to and an earth tone was going to be used. She has seen Family Dollar stores in other towns and they are not all the same. Mr. Murdock stated he would bring a color sample to the meeting on the 9<sup>th</sup> for review. If there is a problem with the color he will speak with Family Dollar on a color change. Jenny Baker, citizen, appreciated the effort Overland Properties was putting forth to alleviate their concern. She also suggested Alpine having an architectural review committee to help with these types of concerns in the future. Melisa Wilson did state the LUDC is a small step towards this. **Justin Sandner made a motion to approve the paving of the parking lot and installation of the drainage system only as the variance has not been approved; Melisa Wilson amended the motion to include the drainage detail for the back of the property be submitted; Dave Jenkins seconded it; Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.**

4 - ADJOURN MEETING- *Need Motion.* Joshua Floyd made a motion to adjourn the meeting at 6:34pm; Justin Sandner seconded it; Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.

  
 Pat Marolf, Chairman

11-10-10  
 Date

*Attest*  
  
 Terra Miller, Secretary

11-9-10  
 Date