

Meeting Minutes
Monday, April 19, 2021 at 7:00PM
Meeting Through Zoom Video/Audio Conference Call

In Attendance:

Board Members Present: Chris Recchia, John Hart, Bill McGrath, Dan Devoe, Matt Murawski

Town Employees: Joshua Jerome

Other: Janet Messier, Andrea Armstrong, Douglas Giles, John Ashmore, Nan Gwin, Kris Jurentkuff, Robert Squire, Tom Frawley, Huseyin Sevincgil, Stacey Barcomb, Forest Griffin, Jeremiah Sperry

1. Call to order

- Chris called the meeting to order at 7:04pm

2. Public to be heard - none

3. Approval of minutes: Minutes of the March 15, 2021 minutes - Dan made the motion to approve the minutes and John seconded. Matta abstained. The vote was 4-0-1

4. Douglas Giles 2-lot Subdivision – Douglas is looking to separate off a chunk of property off from his for his son. They agreed to separate 8.4 acres off with an intention of building a house on it. There is a shop the son uses on the parcel currently. The lots meet the minimum standards.

Matt made a motion to approve the subdivision request, Bill seconded and all voted in favor (5-0-0)

5. Janet Messier 2-lot subdivision – Janet owns a dairy farm on Salt Box Road and her son lives in a house on Rogers Road and they are selling the farm and would like to keep the residence on two acres for Janet's son to continue living in. There's a 5 acre minimum lot size in the Rural Agricultural District. However, since the farm is in conservation and the son's residence and two acres were kept out of the conservation easement, section §304.C.1 allows for waivers from minimum lot size or width for up to 2 lots that are excluded from permanent conservation.

Bill made a motion to approve the subdivision request, John seconded and all voted in favor (5-0-0).

6. John Ashmore et al 2-lot subdivision – The family is looking to sell the property and John wanted to keep his share of the property and the family agreed. The remaining land is being sold to the neighbor. The lot to be created is 5 acres.

Matt made a motion to approve the subdivision request, Dan seconded and all voted in favor (5-0-0)

7. Dorothy Squire lot line adjustment – Robert and Deanna Squire and Dorothy Squire are proposing a lot line adjustment where .6 acres from Dorothy will transfer to Robert and Deanna.

Dan made a motion to approve the lot line adjustment, John seconded and all voted in favor (5-0-0)

8. Summit Distributing LLC Site Plan and Conditional Use Review – Huseyin Sevincgil and Tom Frawley describe the proposed plan as an extension of the access driveway to the diesel fuel tanks off from Harvey Road and retaining wall. Additional parking spaces are proposed on the western side of the parcel with three near the "information booth" and four just south of the waste facility which will also have some fast-charging DC units for electric vehicles. Additional turning radius is needed by the diesel fuel canopy because trucks continue to hit the existing guardrail. Stripped markings on the ground from the new parking areas would help with safety and one additional storm drain by the pumps. The extension of the retaining wall is within four feet of the property line and does not adversely affect the non-conformity. The additional parking spaces over by the information booth match those spaces developed by McDonald's in 2019. The mature trees would have to be removed, but new trees and bushes will help screen the lots from the road.

Dan made a motion to approve the site plan and conditional use, seconded by Chris and all voted in favor (5-0-0)

9. Stacey & Loretta Barcomb Site Plan Review – Stacey and Loretta Barcomb propose a food truck at 17 South Main Street with a handful of picnic tables on the top side with two handicap parking spaces. The lower parking lot will have several more parking spaces. There will be total seating for about 23 people. The temporary chain link fence on the upper parking lot will remain. It was agreed that some kind of concrete bollard or barrier to prevent cars from rolling too far and through the fence and over the embankment. The site plan shows the distance between the handicap parking spaces and the picnic tables which will be around 45 feet between the front of the upper parking space to the picnic area with some kind of barriers to delineate the picnic area and to prevent cars from rolling into the eating area. Signs will help inform motorists of which spaces will be handicap accessible. There will be a dry storage shed and a port-o-potty for use. Shed will be closer to the road and the port-o-potty is going to be screened from the road. It will meet the setback requirements. Only open 7-8 months out of the year, lights are already existing so no new lighting proposed.

Bill made a motion to approve the site plan with conditions that handicap parking be delineated and parking areas be protected with some kind of barrier as well as the picnic area and the port-o-potty be screened from the roadway; seconded by Matt and all voted in favor (5-0-0)

10. J&M Sperry Rentals – Jeremiah Sperry proposes a 65'x100' (6500 square foot) warehouse and 30'x60' open structure pole barn. Pole barn will be used for parking and equipment to help clean up the entire property. The pole barn will be used by Green Valley Memorials. The warehouse will be used by GVM and any legal business with a goal of moving Ink & Iron Tattoo from the associated converted single-family residence on the adjacent lot. Lighting will be attached to the building downcast in front of the parking spaces that will be on a timer. Landscaping will consist of some flower beds and shrubbery. Ink & Iron has four active artists, but they are not full-time. Utilize the garage for parking for at least two employees and other spaces around the lot. Eight people max at a time, but they don't work at the same time for much of the time. Wednesday – Sunday, 10-8. GVM is open March to November, 7-3, M-F. Seasonal work and have four employees total and only one customer at any one time. Parking spaces are calculated at one space per employee at peak times plus six for customers based on square feet equals 14 spaces required and 15 being proposed. Additional parking could be added on to the south side of the property.

Bill made a motion to approve the site plan as presented, John seconded and all voted in favor (5-0-0)

6. Old/New Business - None

7. Adjournment

- The meeting was adjourned at 9:23pm