

**Minutes**  
**Warrensburg Planning Board**  
**July 2, 2019**

**Board Members Present:** Sharon Sutphin, Suzanne Tyler, Laura Moore, Rich Larkin, Susan Miller

**Board Member Absent:** John Franchini

**Others Present:** Mark and Richelene Morey, Gary Cooper, Patti Corlew (Zoning Administrator)

**Meeting Commenced at 7:00 p.m.**

Mrs. Moore - I'm going to call the Town of Warrensburg Planning Board meeting to order. It's July 2, 2019, 7 p.m. We do have a quorum this evening. On the agenda is approval of previous meeting minutes. Has everyone had an opportunity to review those? Yes? Motion to accept the minutes as presented?

Ms. Miller - I make a motion.

Mrs. Sutphin - I'll second it.

Mrs. Moore - All those in favor.

**RESOLUTION #2019-11**

Motion by: Susan Miller

Second by: Sharon Sutphin

**RESOLVED**, to accept the Planning Board minutes of April 2, 2019 as presented.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF JULY, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Rich Larkin, Susan Miller

Nays: None

Mrs. Moore - Under new business, we have site plan review 2019-3. This is tax map 211...

Mrs. Corlew - Oh, yeah, I added a number in there. Sorry.

Mrs. Moore- That's okay. 211.13-3-58.1, 3812 Main Street. The applicant is Tom Duffy, to allow the expansion of bookstore by placing ten 10 x 20 tents on the property for months of May, June and August.

Mr. Duffy - No July?

Mrs. Corlew - No, you didn't put July in there.

Mr. Duffy - I meant to.

Mrs. Moore - Do you want to give a little overview of that and you can discuss the months that you wish to have in there.

Mr. Duffy - Yeah. Thought it said July in there. Strange.

Mrs. Corlew - I thought it was strange too.

Mr. Duffy - Yeah. I didn't notice that. Yeah. Well, these are the tents that were up there that were complained about a year ago when I had permission to have them up, ya know. But then for some reason, he... I wasn't able to take them down because I was sick and then it snowed and wind and rain, and they all blew down and then they froze to the ground and they all got upset and paid fines and fines to y'all for these stupid things. Ya know, and then in the middle of it, he gave me a Stop Work Order, which didn't make sense to me since I couldn't put them up anyway until May under the previous agreement, so it wasn't like I was going to do anything in March or April anyway. I didn't understand why he gave that Stop Work Order 'cause I wasn't doing any work other than trying to get them down. So this is just pretty much put the tents up like, as the customers have been appreciating, having all the tents, paperbacks laid out so they can see 'em. Not all the tents stay up all the time. The ones across the lawn and one in front of the house, that's only during the book sales, which is in, was supposed to be Memorial Day weekend and it would've been August would be the next one. It does have a significant impact as to the number of customers I had. In 2017 in May I had 49 customers. This is not counting during the book sale. I had 49 customers and 2018 I had 62 and this year I had 8, so it does make a big difference as to people stopping because they see the books are out and they know the books are out, so they come and ask whether... And then in, like June there was 58, (inaudible) 52 last year and only 24 this year. Ya know, so I just want to have the tents up temporarily and take them down after the Garage Sale again, like as previously was approved.

Mrs. Moore - Do Board members have any questions of the applicant?

Mr. Duffy - Can I sit down? My knee is (inaudible).

Mrs. Corlew - Of course. In the front row.

Mrs. Tyler - I had a question concerning the location of the tents concerning fire safety. In pre... The plan doesn't mention your plan for fire safety and pl, and parking, so if there was an incident, where would emergency vehicles park 'cause your primary parking is in front of the building. Correct?

Mr. Duffy - Yeah. Would be on Main Street or in the parking lot next door. They would have to drive into Raluca's to do it, which they would pretty much doing anyway if that house goes. It's not going to last very long. There's so much paper in it and it's old. It's 100 years old.

Mrs. Tyler - Well, that's the concern that I, when I was reading through the application.

Mr. Duffy - I don't smoke and nobody smokes in the house or anything.

Mrs. Tyler - We just want to... And then, and then the site plan is lacking dimensions for the walk-ways in between the actual physical building and the, the proposed tents. So my concern would be how people move around, how emergency vehicles in EMS would get through if there was an emergency. So...

Mr. Duffy - Well, the tent in the front isn't there. It's only there for one week, this year.

Mrs. Tyler - This...

Mr. Duffy - Number 9.

Mrs. Tyler - Number 10? Okay, number 9.

Mr. Duffy - Number 10 as well, and number 8 as well.

Mrs. Tyler - So...

Mr. Duffy - 8, 9 and 10 are only there...

Mrs. Tyler - For...

Mr. Duffy - ...for the sale for one weekend in August, ya know, so it comes up right before and it comes down right afterwards, ya know, 'cause that was one of the stipulations.

Mrs. Tyler - If you had to, just for a little bit of clarification, if you had to guess, building, tent, how much of a walkway is there in between, 2 feet, 10 feet, 20 feet?

Mr. Duffy - Between the building and tent itself?

Mrs. Tyler - Yes, that's how we're, the main traffic flow (inaudible).

Mr. Duffy - Well, it's about two feet from the side of the building and side of the tent along the drive, tents number 6 and a little bit of number 5 there.

Mrs. Tyler - Okay.

Mr. Duffy - Alright, tents number 1 and 2 are sort of flush against the back and against the back door, but the door's not blocked by the tent. The tent comes to the edge of the, of the step into the back door. That's where the tent is.

Mrs. Tyler - Okay.

Mr. Duffy - So you get, there's no blocking of the rear door.

Mrs. Tyler - Okay, and then in the back, 1, 2, 3? Like 1 and 2, they're together, like 1 big tent?

Mr. Duffy - Yeah. Well, there are 2 tents. They're just against each other.

Mrs. Tyler - Okay.

Mr. Duffy - Yeah, because the tables run down the middle of the tent, so, so there's two 6' x 3' tents, so there's 6 feet of tent, of table down the center of, center aisle of all the tents and then you have 2 feet on each side, plus the sides come up, so that you can just step around the posts.

Mrs. Tyler - So you can, 'cause there's a whole bunch of long tents, can you walk around either side of the tents?

Mr. Duffy - Yes. A few feet on... Inside the tent, two feet either side and then there's, and then the sides lift up, ya know, so people can, so you can breathe in there 'cause it gets really hot.

Mrs. Tyler - Okay.

Mrs. Moore - Can you just clarify how the tent arrangement's set up internally. So you have one 6' table inside each tent?

Mr. Duffy - Two.

Mrs. Moore - Two 6', so...

Mr. Duffy - Well pretty much, tents 4 to 7 and then to the, yeah, 4 to 7 is, you start it where the tent begins at the, begin 7 and 8, the tables start right there at the center of the tent, two tables side by side and then they shoot all the straight. Straight row in the back with like three gaps in it so you can get from side to side, ya know, and the books are piled (inaudible) from either direction. Either side, there's novels on one side; mysteries on the other.

Mrs. Moore - So one of the, is it... The store internally, would they enter from the front door or the back door to get to the..?

Mr. Duffy - Either one. The front door usually.

Mrs. Moore - So you have for a sales space inside your, inside the building, does it take up the whole, like the whole first floor or is it, how much space is used for retail inside the building? The whole space?w

Mr. Duffy - Yeah. Well, the living...

Mrs. Moore - Yeah, I'm just curious.

Mr. Duffy - The living room and the porch are approved for it, so it's spilt into the kitchen. Well, there's a pile of paperpack... There's a pile of comic books on the table in the kitchen. The back porch has book shelves on either side and they, that's where the paperbacks sit and then the, there's like three bookshelves that have spilt into the dining room and there's a passageway all the way through.

Mrs. Moore - Okay. I used to live in that house, so I sort of know somewhat of the layout of it, so that's why I was wondering...

Mr. Duffy - Yeah.

Mrs. Moore - What space was...

Mr. Duffy - The front...

Mrs. Moore - ...utilized for.

Mr. Duffy - Okay, yeah. The front porch, the dining room, the living room and a tiny bit in the dining room and then I redid the kitchen. The stove's not on the left side anymore. It's on the window side.

Mrs. Moore - Oh, okay.

Mr. Duffy - So that's a big open space there. There's a huge table there (inaudible) books and then there's more books, more shelves on the back porch 'cause in, on the two porches (inaudible) front and back (inaudible) down the middle. And then there's, walk down the middle and then there's three rows on either side where you could go in between and look at more bookshelves.

Mrs. Moore - So when you take down the tent... Say you take down tents 1 through 10, how do the books get stored and do they get stored internally then or...

Mr. Duffy - They get piled on the front porch or the back porch or in the garage. Ya know, and that's where the tables go and except for this year because of the mess this year. Ya know, normally the sawhorse, the sawhorses sit, and tables sit up on top of the garage, the large tables, the other big things they set in the garage and then other stuff is piled on top of those.

Mrs. Moore - You talk about the tents, the 10 x 20's are regular pop-up tents or (inaudible).

Mr. Duffy - They're Shelter Logic storage tents. Car storage tents, not winter authorized. K-Mart used to sell them when K-Mart was decent.

Mrs. Moore - And you mentioned they have sides on them.

Mr. Duffy - Correct.

Mrs. Moore - So...

Mr. Duffy - Sides and ends as well. There's... I have... Yeah, there's door... They sell doors and backs and then front and backs, so there's doors set up so you can get in on the front and then the sides along the side where I can even lift 'em or roll 'em or up so that there's air.

Mrs. Moore - Will all the tents be set up with an entry and sides or some don't have any? I guess, are you, is the tent purchased as a whole unit with the sides and the entry?

Mr. Duffy - No. Purchase (inaudible) buy the sides separately and the ends separately.

Mr. Moore - Are there some tents that won't have either sides or entry?

Mr. Duffy - In the middle between 1 and 2 possibly, but other than that, they all have sides.

Mrs. Moore - Okay.

Mr. Duffy - And then the only entrance door is, really is the end of 7 which moves to the end of 8 and on 1, 2 and 3 and then 9 and 10 obviously when I get set up.

Mrs. Moore - I guess I follow my board members' concern about safety, and I follow my, the Zoning Administrator's determination that it was an expansion versus a sale.

Mr. Duffy - Well, the sale is pretty much just for the three across the front.

Mrs. Moore - The three across the front.

Mr. Duffy - Because people complained about it being visible from the road.

Mrs. Moore - So the tents 1 through 7 are used as your business tents?

Mr. Duffy - Pretty much, yes.

Mrs. Moore - Yes. And I guess with the issue that happened, that you weren't able to be compliant with our request originally that certain tents be taken down, it just brings us back to we have some unusual weather events, so you, you were caught in an unusual weather event and I'm concerned about any new weather events that may occur that may cause a safety concern in that area. So I'm not sure that all the tents... I agree that sales are great. Sale tents are, ya know, that, that drives your business. I'm sure it does. But I might be concerned about the other tents, but I'll let my other board members have, if they have any questions (inaudible).

Ms. Miller - I was wondering, you said your garage, are you able to utilize that to sell books out of?

Mr. Duffy - Yeah. I sort of, about two-thirds of it, tent #4..? Yeah tent #4 is pretty much flush against the garage or as flush as it will (inaudible), so there's a gap so rain doesn't get on it but then the, they, you, that's sort of where you make a U and they sort of just, additionally have tables in there 'cause the space was there. I don't use the entire space because there's no room for my... I got like a snowblower and other things in there, ya know, but the forward space and everything else (inaudible) tables and dresses and desks that were my

father's that are sitting in there. Nice and solid so they, they hold a lot.

Mrs. Tyler - Do you have a schedule of... We kind of started talking about this when we first started but... ...a schedule of planned sale dates.

Mr. Duffy - Yes.

Mrs. Tyler - You said Memorial Day you always have one.

Mr. Duffy - Right. Memorial Day and the week following Memorial is when I'm, I usually have a sale to start the Summer. I usually try and get it, was one week before, but it's switching to one week after for the locals. So we get the big tourist rush on Memorial Day weekend and I do the following week as well, just so the locals can come in. And I do it in August, ya know, just to get a Summer sale.

Mrs. Tyler - Right.

Mr. Duffy - Then there's the Garage Sale.

Mrs. Tyler - So would you just be putting up the front, these...

Mr. Duffy - Tents 7, 8 and 9.

Mrs. Tyler - Are...

Mr. Duffy - Only.

Mrs. Tyler - 7, 8... So you... So for your sales, you would be... Alright, so just for clarification, the front tents, 10, 9 and 8, would those... Are those the sale tents because those are the most, they're closest to the, to Main Street? Are those the ones that you would take...

Mr. Duffy - No, there's just four... Yeah, take 'em down because they're closest to Main Street.

Mrs. Tyler - So you take those down...

Mr. Duffy - As soon as...

Mrs. Tyler - For your, for your sale. So if you're having a sale in August for a weekend, you put them up Friday; take them down by Monday, let's say.

Mr. Duffy - Longer than that. I mean, yeah. I put 'em up, start putting 'em up the Monday, Monday before so I can, because I've got to sort the books out and sort the, make sure the books are all sorted and organized.

Mrs. Tyler - It takes you a week to set up?

Mr. Duffy - Yes.

Mrs. Tyler - How long does it take you to break down?

Mr. Duffy - That, about four day, three days, four days 'cause I've got sort the books, ya know, close the books up to take out, ya know, because books sell, so I've got to tighten the boxes up, so I take a day to do that and a day or two to get everything taken down.

Mrs. Tyler - So 'cause, and part of your, the description of the project would be for sales, May, June... You forgot July. We'll put July in just for fun.

Mr. Duffy - Yeah, because (inaudible).

Mrs. Tyler - May, July, June and August. We're already in July, so we'll say August... We'll just for clarification say August would be the first sale, so you'd have... You'd start setting up a week prior.

Mr. Duffy - I would start setting tents 8, 9 and 10 up a week prior.

Mrs. Tyler - Okay.

Mr. Duffy - I would like to have these other tents up..

Mrs. Tyler - So 6 through, or let's say..

Mr. Duffy - 1 through 7.

Mrs. Tyler - 1 through 7 up for the, permanently or..?

Mr. Duffy - Pretty much, yeah.

Mrs. Tyler - Semi-permanently.

Mr. Duffy - Semi-permanently.

Mrs. Corlew - 'Til October.

Mr. Duffy - 'Til, 'til the Garage Sale's over and then take everything done after the Garage Sale, weather permitting and my health, and then... Yeah, because normally I would, normally the way it was happening, I'd put a tent or two up way in the back in April just so I can sort books out and get it, get them organized before-hand and then in the beginning of May start setting the tents up and putting out 'cause we're talking last... Last time I counted, which was maybe six years ago, longer than that. It was before my father died, so probably eight years ago, there was about 15,000 paperbacks to sort through and they're all alphabetized. They're all organized by categories so people can find who you want and they go to exactly where it is. Ya know, if you need kids book, a history book, a biography, a book by Debbie McComber, I could tell you exactly where it's at. Well organized and people really appreciate that.

Mrs. Tyler - When the tents are up, where, where, do you store the books in the house and in the garage and stuff like that?

Mr. Duffy - The sides come down so when the, the tents are up?

Mrs. Tyler - When you're done, all done. When everything's all picked up..

Mr. Duffy - They go in the garage or the front porch or back porch.

Mrs. Tyler - Okay. And it, so I guess and also the next question would be so for tents 1 through 7, that would, you'd be, you'd like to keep up until October...

Mr. Duffy - Correct.

Mrs. Tyler - Well October 7<sup>th</sup> would be...

Mrs. Corlew - Well, he didn't ask, he asked in his application for May, June and August.

Mrs. Tyler - Right, so...

Mrs. Corlew - July, but he didn't ask for September, so...

Mrs. Tyler - Would you take them down...

Mrs. Corlew - ...down in September?

Mrs. Tyler - ...and reset them up in October?

Mrs. Corlew - That's the question.

Mr. Duffy - I, yeah. I didn't... Apparently I didn't... I left months out. Yeah.

Mrs. Tyler - That's okay. (Inaudible).

Mr. Duffy - I would like to leave it up only because there are several libraries that have sales before-hand, so I want to integrate additional, new books before the Garage Sale.

Mrs. Tyler - So we would be looking at pretty much August through mid October.

Mr. Duffy - July.

Mrs. Tyler - Well...

Mrs. Corlew - May, June... I mean, he wants to do this for all, every...

Mrs. Tyler - Forever.

Mrs. Corlew - ...year.

Mr. Duffy - Forever. This is continual thing.

(Tape inaudible; people talking at once).

Mr. Duffy - If, if I didn't have this problem, it, this was a one year thing and we'd have this discussion in November.

Mrs. Tyler - Okay. So we're looking at setup May...

Mr. Duffy - Preferred to set up in May of tents 1, 1 through 7, alright, then the last, then the end of May set up 8, 9 and 10.

Mrs. Tyler - Okay.

Mr. Duffy - And then, then 8, 9 and 10 would come down in two weeks and then 1 through 7 would stay up until August and 7, 8 and 9 would come up for one week, then they would come down and then 7, and then 1 through 7 would stay up until a week or so before the Garage Sale, end of September and then 7, 8 and 9 would come up and everything would come down, ya know, within a week, two weeks of the end of Garage Sale. Again, I have to sort the books out and put everything away. Figure out where it's going.

Mrs. Sutphin - What happens if you have a health problem and you can't get the tents down when you're supposed to?

Mr. Duffy - This was the first year this happened.

Mrs. Sutphin - Okay.

Mr. Duffy - And then it (inaudible). There are, there is a guy who helped... Don Thomas usually helps me do this, ya know, so I would get him or get, ya know, I'd ask somebody I work with to come and do this, sort it out for me or someone real cheap (inaudible).

Ms. Miller - How many years have you had all those tents up? I guess I don't remember.

Mr. Duffy - I moved in the house in 2000. First year or two I didn't... Just sort of had it for the Garage Sale. I opened the store up in, 12 years ago, 13 years ago, so 2007 or 08, I opened the store up. Didn't have the tents for like... Was having the tents, putting the tents up, taking the tents down and I was like this is a lot of work, maybe I could leave it up. That probably started like eight years I'd say and then... I don't know if it was even that long.

Mrs. Corlew - No, I don't think so.

Mr. Duffy - I don't think it was that long.

Mrs. Corlew - Last year...

Mr. Duffy - The year before, because then nobody said...

Mrs. Corlew - (Inaudible).

Mr. Duffy - ...anything and then last year is when you... So three years ago is when I left them up completely. Ya know, and then, last...

Mrs. Corlew - Not to...

Mr. Duffy - ...year we had the discussions.

Mrs. Moore - Any questions from board members?

Mr. Larkin - Yes, I'd like to ask Mr. Duffy, have you explored any other alternatives?

Mr. Duffy - I did. I screwed my life up royally because I was going to buy the property that Mr. Cooper had, but I screwed my life up totally and lost all my money.

Mr. Larkin - I'm sorry to hear that.

Mr. Duffy - Yes.

Mr. Larkin - With all the empty stores on Main Street...

Mr. Duffy - I have a... I can't get any financing. I have a completely, mortgage-free house and nobody will even give me a home equity loan. As I said, I totally, really screwed things up financially.

Mrs. Sutphin - What about renting a place?

Mr. Duffy - I don't know. I haven't even looked financially. I'm trying to figure that or whatever, ya know, because even, ya know, even with the, with the tents up last year and the year before, November, December, January, February are pretty slow, ya know. Ya know, and I'm trying to pay the debts off right now, so most money I get goes to that.

Mr. Larkin - So you don't think there'd be a person that might want to work with you for a seasonal basis as opposed to a year-round lease?

Mr. Duffy - Yeah, I don't know. I have not investigated that option.

Mr. Larkin - I'd like to state that I wished I saw more entrepreneurial people in the community with the zest for giving it a go. I think you make a great effort, but as I consider this a second time, I think you're the type of individual that will stretch the parameters to the full extent of the rubber band. And it leads me to wonder, based on the fact that we want to keep the community dressed up, if you will, and tents don't go... They're not congruent with that. Ya know, I'm all, I'm supportive of your business, but year after year, whether it's your health or another reason, the weather, I'm under the impression that you're always going to go over the, over the line, and I, I don't mean to be rude in any respect. I have a lot of respect for you, but at the same point in time, I'm here as a representative of the community, and to put tents up and down Main Street or in your particular lot now, if I say yes to this, then another person up the street's going to want to do the same thing and then the next thing you know, Main Street's going to be lined with tents.

Mr. Duffy - Right, but they built the shed in the farm, right next to Oscar's; they built that shed right on the front lawn. They have an open top tent right next door. The, on the side of the same lot, there's a junk piled across the front porch. And there's a person down Hackensack that's 6, 7, 8 tents just scattered on her lawn when she does yard sales. I mean, just the front... My tents are all clean tents, so the same tent, ya know, it all looks like one continuous thing but it's, they're all the same tent. Ya know, the appearance, they are clean looking tents. At least they were. I don't know what they look like now.

Mr. Larkin - To answer to the other circumstances you brought up, I'm aware of the tent next door and I'm assuming that they've got some type of approval with the Planning Office. If not, they should have. And...

Mr. Duffy - Well, I had to come to it for my tents. Doesn't he have to come to this for his tent?

Mrs. Moore - It's a different type of review process possibly.

Mr. Duffy - Okay. I don't know.

Mrs. Moore - It's a produce stand, so...

Mrs. Tyler - Farmstand, yeah.

Mrs. Corlew - Farm stand is a different...

Mr. Duffy - Okay.

Mrs. Corlew - Farm stands are allowed without site plan approval.

Mr. Larkin - And there's a difference between one tent...

Mrs. Corlew - Yeah. You're talking about...

Ms. Miller - (Inaudible) on Hackensack, I thought she was told to take her tents down.

Mrs. Corlew - Yeah, she was. That was last year. She doesn't have the tents up.

Ms. Miller - I don't think she's doing anything anymore.

Mrs. Corlew - She doesn't sell out of 'em.

Mr. Duffy - The tents look like one tent.

Mrs. Corlew - No, they don't.

Mr. Duffy - Or two because there is a gap between the ones on the front lawn. They look like one tent.

Mrs. Tyler - And it's, it is a little bit different, that, that circumstance on Hackensack because it is a residence.

Mrs. Corlew - Yeah, she...

Mrs. Tyler - (Inaudible) permanent garage sale, which is against town code too so.

Mrs. Corlew - She, she was having, yeah, an extended garage sale, but she was told to stop and she did.

Mrs. Tyler - Yeah.

Mrs. Corlew - She was given a notice.

Mrs. Tyler - And then farm stand is another category.

Mr. Duffy - Hm hm.

Mrs. Moore - So, I know there's public in the audience. This was not advertised as a public hearing, but I would like to take public comment at this point.

Mr. Morey - We're a little more than public. We're neighbors.

Mrs. Moore - You're neighbors?

Mr. Morey - We have property on...

Mrs. Moore - So before you do that, you have to announce your name (inaudible). Thank you.

Mr. Morey - Mark Morey, Town of Warrensburg, 8 Summit Street and 4 Pasco Avenue.

Mrs. Moore - Okay.

Mr. Morey - So we're, we're about maybe 50 feet from this and we're in and out of there everyday...

(RECORDER FAILURE)

Mr. Morey - ...ya know, the foot traffic and the market atmosphere that, ya know, you see older people stopping there and shopping. I shop myself there. She shops there, and I don't think that that should be discouraged. And if there's a problem with enforcement, we have a Code Enforcement Officer and he's only across the road. So if you condition the (inaudible)...

(RECORDER FAILURE)

Mr. Morey - It seems like there should be some remedy other than (inaudible).

(RECORDER FAILURE)

Mr. Morey - And it doesn't block your view up Main Street. The sign in front of the insurance office does.

Mrs. Moore - So even, the two... He has three tents proposed in the front of the structure, so you don't believe those block the road?

Mr. Morey - No, they don't block the road because you get... The angle that you look up through there (inaudible) look up Main Street. If you're in a car...

(RECORDER FAILURE)

Mr. Morey - That sign from the insurance company and those plantings are what (inaudible). You can't see (inaudible).

(RECORDER FAILURE)

Mr. Morey - And then on the weekends the church has functions (iaudible) no parking beyond this point doesn't mean anything to 'em, but it's a small town and we try to live and let live and I don't see where... I don't see any problem (inaudible) parallel to Main Street. I mean, the thing goes back at a right angle. So it really doesn't... It's, I think it's quite welcoming, really.

Mrs. Moore - Okay. Thank you.

Mrs. Morey - And I'm Richelene Morey, I'm Mark's wife. And I have to agree with what he has said. First of all, I don't have any issues seeing north on Main Street when I pull out to turn north from his tents, whether they are on the front lawn or not. And going south, I might say that I do have some from the people who... Our law enforcement apparently doesn't enforce the sign that says "no parking from here to corner", but ya know, other than that, but I've seen... I, I was very happy to see Maple Tree Books come to Warrensburg. It's a source other than the library. A lot of people don't use the library for whatever reason. This is meant to get tourists and tourists stop here.

It, to me, it's very quaint. Those tents are not ugly looking as far as I'm concerned. I'd rather have those books out there on that sidewalk under a tent, because quite truthfully I can shop there in the rain. Okay? So each year that he's been here, he seems to have done and expanded maybe just a little bit more, but made it better for people to stop and more accessible for people to stop. I've seen stores come in and out of Warrensburg where (inaudible) Main Street, there is no parking at all. Well, there's not a lot of parking here, but what's the difference, ya know, so.. And there are tents that go up and around and I'm sorry but that Hackensack, I'm not so sure that she's not, okay. But I think that he's improved the business continually. Last year he had a rough go of it. It was his health. There are parameters and like my husband said, there is a Code Enforcement Officer. Those tents are safe. They keep his books safe and they keep them dry, which is nice. I'd much rather go under those tents and again, just walking through the community, it's a nice thing for kids to stop into and people, tourists and whatever, to go into. It's just nice. It's quaint, and I think every year it's gotten better and better. It's not one that's closed up and gone away.

Mr. Cooper - Gary Cooper, Warrensburg. Former board member, and I actually resigned after the board meeting with this last year. Susan (Suzanne) and Susan, welcome to the board.

Ms. Miller - Thank you.

Mr. Cooper - Last year, we had stipulations.

Mrs. Moore - Mr. Cooper.

Mr. Cooper - Yes?

Mrs. Moore - Direct it to this board, please.

Mr. Cooper - Okay. Last year, we had stipulations and we know this. We had to follow the guidelines and there was repercussions if we didn't follow the guidelines. We had yays and nays. We gave him the opportunity. Illness, sickness; we didn't have snow until November 8<sup>th</sup> of last year, 2018. So he was to take those tents down after the Garage Sale and we gave him one week. That's fine. Two weeks would have been great; that's fine. We have a cord, a Code Enforcement Officer; you're absolutely right. And he's doing his job and he's doing it very well. But at the same time, Tom, we've been together many years and I have sold your father's property and I know what we're talking about, but we're not bringing anything up. I am saying this... My real estate office, my wife's dental office, we are still looking at an embarrassment at 3812 Main Street, and I did not have where he wants to put his tents for this year. You can

have a 10 x 20 tent, but there's extensions off those tents to keep them secure, and we've been through this. We don't complain. Our gardener takes care of it. Your gardener takes care of it, but these tents cannot be up all the time. We have given Mr. Duffy the opportunity to comply with what we approved last year and then we said we would go ahead and look at it again this year. Hundreds of dollars of fines...

Mr. Duffy - Hm hm.

Mr. Cooper - I don't know what to say, other than, when you drive... I don't know anyone of the board members who ever drive, drove into my or my wife's parking lot. You're more than happy to. ...to see what my wife's patients more than my, my clients because my office more less is now just a meeting place 'cause everything's on-line. But my wife's patients has, has commented to her and saying over the last eight months, what's going on next door. It is an embarrassment, okay? And yes, he may have been ill and this past Winter, the only way into his book store from the rear of his home was through my driveway. And when I had to plow, I had to make sure I didn't plow where he had to shovel because he could not get through his driveway, his back yard or anything else because it was so covered with the destruction of leaving the tents up past the week after Garage Sale. I don't have his plans and I would love to see his plans that he has presented to the board, I if I could.

(Tape inaudible).

Mr. Cooper - Okay, that's fine. It's the same as before. We went through this last year.

Mrs. Moore - So we took... There was... Last year, there was a tent that was nearest to your property line and I remember...

Mr. Cooper - Which we took away.

Mrs. Moore - We took away.

Mr. Cooper - Correct.

Mrs. Moore - And you agreed to that, so.

Mr. Cooper - But when you take that 25 by 10, I think I'm seeing...

Mr. Duffy - Yeah.

Mr. Cooper - ...in the front, you have tendon lines. Anybody that has a tent, you secure it. That may be a 25 by 10, but then you secure it with tendon lines. You go up to my driveway, my wife's driveway, the doctor's driveway, we don't have an issue with this. What I have an issue is, and I spoke last year when I was a board member, they have to come down... You have three days to take 'em down; that's what you have. You have 10 days to take 'em down; that's what you have. I have all of this in

regards to last year's board meeting, and we agreed and then we said we would go ahead, come in front of the board, to look at it again if you did well. I don't know how many hundreds of dollars he's had to pay in fines. It's not well. You can leave here this evening and drive right up to my office and look to the right. It's not well. It needs to be taken care of. From the tables to the tent posts to everything else that are in the back yard, regardless if they're nicely stacked, they need to be put away and out of sight. That's what I'm saying. And for the dangers, Mr. and Mrs. Morey, with all due respect, I appreciate what you're saying and yes, I agree, he has done a wonderful job and like last year I've also said he has improved everything, money is being made, bringing tax dollars to Warrensburg, that's great. But drive out of the doctor's office and look to your left, that's an issue, and it's been brought up several times to my wife. My wife's not going to come here. I'm the outspoken one. Everybody knows me. She's not going to come here, and there's been incidents even with his own vehicles being hit, as well, and patient's vehicles being hit. When we brought in the florist, when we brought in LeCount Cooper Real Estate, questions about traffic, pulling in and out, it's the traffic thing. When the tents are up in the front yard, there's an issue with visual to the left, if you're leaving the parking lot. You need to take it into consideration. Love Tom like a brother. We work together every day, but it has to stop. You give 10 days, it has to be 10 days. You give him 2 weeks, it has to be 2 weeks. Honestly. To the board, when you say you can go up with Garage Sale weekend and 3 days they have to be removed, they have to be removed. And that's all I have to say and, and continue doing a good business because I shop there. I have people from Romania. I have people from Europe and I personally bring them to your shop and they spend a lot of money there, but at the same time, neighbors have to respect the neighbors and move forward.

Mrs. Moore - Do you have any comments about the number of tents that are being proposed?

Mr. Cooper - His driveway's his driveway. I'm going to tell you right now, you're talking 10 by 20, 10 by... Number 1, 2 and 3 in the back of his house, tendon lines and it's going to be a lot of storage. My opinion, but there has to be time frames on these tents. I mean...

Mrs. Moore - Okay.

Mr. Cooper - The only reason why I'm saying this is because people that may be here on the board behind me with, with, even

with Tom, even with yourself, where we live, we don't have these tents up unless it's...

Mr. Larkin - Garage Sale weekend.

Mr. Cooper - Garage Sale weekend. He has a... These folks have a wonderful building on Elm Street. I don't believe and I wouldn't even... I'm living on Hudson Street. I would not want all these tents around me, on a monthly basis, week after week, Take 'em down two weeks later. I wouldn't want that. I'm just saying that yeah, I have some issues. We've went through this last year when he did a proposal and I was one to accept it. Got a lot of backlash on it, but I'm here for his business. I've supported his business and I will still continue to support this business, but this has to be taken down and respected. And the board has to ensure, as well as our code enforcement, has to ensure it's done.

Mr. Larkin - So if I understood you correctly, Mr. Cooper, do you feel that tents 1, 2 and 3 in the rear, as well as the three across the front should be limited to... I think Mr. Duffy's asking for the three in the front to be on three specific weeks in the year and I'm not sure I understand you correctly, but I'm thinking you're telling me that 1, 2 and 3 in the back ought to be limited also.

Mr. Cooper - Oh absolutely.

Mr. Larkin - And, and you're, you're suggesting that the ones in the driveway up through 7, 1 through, 4 through 7 is not any bone of contention with you?

Mr. Cooper - You're correct, but I'm going to say this, as, as last year 4, 5, 6 and 7 was not an issue due to the fact the tents were even with the front of the house and back. 8, 9 and 10 were according to what was requested. Up for one week; down in three days, whatever it may have been at that time last year, but I can tell you right now, what I have seen after I left the board last year, 1, 2 and 3 has become a storage area. May not have been able to take it down as quick. I know last year he did get sick, but I'm... After Garage Sale weekend, all of these tents were to be brought down. We didn't get snow until November 8<sup>th</sup>. I have the picture. I know it. November 8<sup>th</sup> is when we got our first snowfall and winter never left us. It never did. So end of September, first week of October, third week of October, they should have been down, stored, put away. And I will still continue to support his bookstore, but it has to be fixed. It has to be. That's it.

Mr. Larkin - I'd like to ask a question.

Mrs. Moore - Okay.

Mr. Larkin - As this is proposed, it almost strikes me as though it's open-ended. So any resolution we come by needs to, if we so choose, we could put a time frame on it.

Mrs. Moore - You could absolutely... The board could absolutely do that, if they choose to.

Mr. Larkin - Thank you.

Mrs. Moore - Are there any other questions of the applicant? I'll express my concern, again, is the number of tents. I think there's a risk of having that many tents on the site. I do agree that the sales are, are, ya know, I don't have any issues with having the sales tents accordingly. I am concerned a little bit about the sight distance. Maybe there's other comments from other board members. I am concerned about having 10 tents up. I think 7, 8 and 9 and 10 during sales times are, I think that's appropriate. Sales times that you have, you have Memorial Day, August and Garage Sale, and I think that's a manageable, if you were to take them and put them up and take them down, I think, for your sake, as a business, that that's a manageable thing to do. I think 10 tents, if you don't have help, is, is, as we saw is impossible to manage. I don't know how my other board members feel on that. Ya know, both the commenters never... That's why I specifically asked about the number of tents. They didn't identify that... The main issue was taking them down in the timely fashion and I guess, yes, you had an issue, but how do we ensure that you are able to take them down, I guess. What's, what's the convincing factor that, ya know, there is an opportunity to do a performance bond versus taking you to court all the time. I don't think that... I think it was, it was just discouraging probably on your behalf, as well as understanding from our Code Enforcement Office that (inaudible) to court. Yes, you got fined and it still wasn't done. And I understand... I've driven by there. I'm sure the board members have. I'm not sure it's done yet either.

Mr. Duffy - Part of what's, is because of the way it had, was taken down. Everything sort of got thrown into the garage as it came down, so there wasn't room for the final bits to get in there.

Mrs. Moore - To dry out.

Mr. Duffy - So really, I need to take everything out of the garage and put everything in the garage, but I can't do anything else because of the Stop Work Order.

Mrs. Moore - You had a Stop Work Order, okay.

Mr. Duffy - So I can't do anything as far as re, re-doing it over again.

Mrs. Moore - You're at sort of a standstill (inaudible). I guess, what do the other board members feel about the number of tents and let me just point out... The Zoning Administrator has identified it as an expansion and the applicant has identified it as a sales opportunity. Two different type of views on what is, what the project is in front of us. And just a note, we don't have to make a decision tonight. We can always table it and gather more information. We had concerns about how the internal layout of the tents would be, where, how the tables are laid out in each of them. That's something that would, the applicant, if the board members feel that the applicant should be able to provide that, I'm sure he could do that for us.

Ms. Tyler - I'm in a position to maybe table this issue for right now to maybe just examine what Mr. Cooper brought up, especially tents 1,2 and 3 in that area specifically to, to honestly just see, because I think, I don't think, I have personally not seen that area. I think we saw pictures of it.

Mrs. Moore - Hm hm.

Mrs. Tyler - From Code Enforcement.

Mrs. Moore - Yeah.

(Tape inaudible).

Mrs. Tyler - Just to have an actual idea of what that area looks like 'cause I share your concerns also with, that potentially there just are too many tents proposed as an expansion. I don't have any issue with the temporary sale part of that. I think, I think we're almost talking about two different issues.

Mrs. Moore - I think we are. And I don't want to confuse it.

Mrs. Tyler - So I think it, it might, in my opinion, that, that's why I'd like to table it. Just to take some more, a little bit more time to separate the two issues and research the site plan a little bit more.

Mr. Cooper - May I approach the board?

Mrs. Moore - Hold on. Let me get through the board members.

Mrs. Corlew - Gary, can I have my plot plan back? Before I forget. Sorry, Rich.

Mr. Larkin - That's okay. Thank you. When, when the, when the tents in the front of the building are set up for your weekly sales, even when you talk about it, you start out, you start out as if it's going to be for a week, for Memorial weekend on and you're going to get them taken back down, but then it's a week to set up and an extra week to take back down, so you've went from two weeks to four weeks, and that, that bothers me. I, I would... If I were to support this, I want to see specific dates of when you put it up and when you take it down and with regard

to the ones in the rear of the building... The ones in the driveway I don't think they're a bone of contention here. I think what's, we're talking about... My perceptions is the ones that you put up temporarily in the front and, and the ones that you have in the rear which apparently have become storage and encroach on your neighbor's positive visibility for their clients. I'm not opposed to tabling this for, for everybody to digest a lot and you're not going to get another chance, I don't think, if, if you fail to meet the criteria...

Mr. Duffy - Right.

Mr. Larkin - ...that we put forth.

Mrs. Moore - Well, there's a note on that. The board... Maybe this is a... What thoughts are coming from the board members and I haven't heard it yet, is that just because you're not, in an issue of non-compliance, that's not a, an item for the Planning Board to consider. We have specific guidelines in our code that outlines what the criteria that we're looking at, ya know, like the health, the general safety and welfare of the community is one of them. But your non-compliance is not something that we have, that we have to take into account, nor can we. So, just so you know. And Mr. Cooper had a couple of words.

Mr. Cooper - Yeah, the only thing I really want to say is tents 8, 9 and 10, which is in front of the building, it's about 19 feet to the sidewalk, okay. Actually 20 feet because you're going to be right up against the sidewalk.

Mr. Duffy - (Inaudible) off the sidewalk.

Mr. Cooper - But you're going to be there 'cause you have to come off the house, so we're talking 20 feet from the house to the sidewalk. Okay?

Mr. Duffy - For 8 and 9.

Mr. Cooper - On 8, 9 and then 10 is sideways. That's the dangerous part of anybody leaving my office, as well as my wife's office because when you look to the left, it's dangerous. I under, I understand what we're all thinking. I'm just saying...

Mrs. Tyler - Is it 8 and 9 that are blocking..?

Mr. Duffy - Yeah...

Mr. Cooper - 8, 9 and 10. You got to look to the left.

Mrs. Tyler - Can you see... So if you're taking a left out of the, and 10's right there, can you see past 10 and all you see is 8 and 9?

Mr. Cooper - I don't know. My wife has 90 year old patients. You tell me if 90 year old patients...

(Tape inaudible).

Mr. Duffy - There's a tree...

(Tape inaudible).

Mr. Cooper - If the board members, if the board members look at the property, walk the property, you have all permission to walk down my driveway and the property, and drive out and look to the left and figure out if you have a 10 x 20 tent there with books and tables and people, which is great. Believe me, Tom.

Believe me, it is. My problem is, it's Main Street. We are trying to change it. It's this that's not being changed. And...

Mrs. Moore - So if it was, if it was...

Mr. Cooper - If he can keep 7, 6, 5, 4, 1, 2, 3 up and it comes down when it it's appropriate or, or instructed or requested by the board, ya know, it's up on October 1<sup>st</sup>; down by October 7<sup>th</sup>, that's fine. As long as it's put away properly. That's the important thing. We can have a trailer, as it's pulled away and moved somewhere else appropriately. It hasn't been done. We talked about this last year and I personally, going to the board, all due respect, 8 9 and 10 should not be in front of that house at any time.

Mrs. Moore - So do you have any additional comments?

Mrs. Morey - My only additional comment is, when is your next meeting?

Mrs. Moore - It'll be the first Tuesday in August.

Mrs. Morey - So this, this gentleman is not going to be able to do anything until possibly...

Mrs. Corlew - Tuesday, the 6<sup>th</sup>.

Mrs. Moore - Tuesday, the 6<sup>th</sup> if the board agrees that we have discussion again. And it depends on how quickly he can gather the information. So it is something to consider.

Mrs. Morey - Okay.

Mrs. Moore - So it sounds like the board would like to table your application.

Mr. Duffy - H m hm.

Mrs. Moore - So you can provide additional information about the layout of tables in each of those tents, come up with an alternative tent layout in the front and if you had to get, and my personal thing, if you had to not put up so many tents, what tents could you not put up? And I apologize and I know it's, it's a good business tool, but that many tents is not manageable for... One, because they're, they're tents. They were... Say if it was a, a pole barn, that's a different story. That's a, it's a structure. These are temporary tents, they're not, sometimes not suitable, as mentioned, to be up 24/7, 365 days a year. It's a concern. And they're not... I know you

mentioned that they're a storage tent, specifically Shelter Logic you use.

Mrs. Duffy - Right.

Mrs. Moore - If they were a tent that was a commercial tent, which are a different structure, it has a fire rating. I don't think these are them. So they're a different type of tent. And they're obviously more expensive (inaudible). So if I had more confidence that the tent structure itself was more stable (inaudible) acting as your storage. You might want to look at different tents that are more stable. I'll put... I'll gather that into a motion. Is there anything else that we're...

Mr. Larkin - Not if we're going to get back to this. So I have no questions.

Mrs. Moore - Okay. Alright. Do you have any questions of us before I make that motion?

Mr. Duffy - When am I going to get the information as to what you want?

Mrs. Moore - So when the motion's tabled, you'll get a, either a letter or what does he get in the mail or what does he get the next day. He gets the motion, right?

Mrs. Corlew - I wouldn't normally give him anything, but if... I can.

Mrs. Moore - So if we table it for a specific reasons, he needs to know what those reasons are. I guess, what, how does that get communicated to him besides us, besides verbally.

Mrs. Corlew - Normally we don't. They take whatever information you give them at the meeting, but I can...

Mrs. Moore - Verbally. Okay.

Mrs. Corlew - ...write up a list.

Mr. Larkin - I kind of wondered, is Mr. Duffy not allowed to have the tents in his driveway at this time based on any circumstances or?

Mrs. Corlew - He cannot.

Mr. Duffy - Stop work order.

Mrs. Moore - He's got a stop work order right now.

Mr. Larkin - Oh, I didn't, I didn't...

Mrs. Corlew - It's lifted, but he has to go through site plan review to be able to put them back up.

Mr. Larkin - (Inaudible) depending on our next meeting.

Mrs. Moore - Yes.

Mr. Duffy - Yeah, that's what I was told. I had to come here and then it was lifted.

Mrs. Tyler - But your, the actual business inside your home...

Mrs. Corlew - Is still...

Mr. Duffy - Is running, yes.

Mrs. Corlew - It's still allowed.

Mrs. Tyler - I didn't... Alright.

Mrs. Moore - So besides tabling, one of the questions is if, if board members are available to do a special meeting. We need to make that vote. And your availability..? My guess is you're available?

Mr. Duffy - (Inaudible).

Mrs. Corlew - And I have to be available too.

Mrs. Moore - And you have to be available.

Mrs. Corlew - Sorry.

Mrs. Moore - I guess...

Mrs. Corlew - And the room has to be available.

Mrs. Moore - So we would have to pick a couple dates (inaudible). And I guess is that something our board members are open to?

Mr. Larkin - Yes.

Mrs. Tyler - I'm open to a special meeting.

Mrs. Moore - So, my schedule doesn't allow... There's four days that I'm not available, but I am available probably the 10<sup>th</sup> and 11<sup>th</sup>.

Mrs. Corlew - I'm not available next week at all.

Mrs. Moore - Okay. The 15<sup>th</sup>, the 18<sup>th</sup>, 22<sup>nd</sup> or 25<sup>th</sup>?

Mrs. Tyler - I can do the 15<sup>th</sup>.

Mrs. Moore - And that's a Monday.

Mr. Duffy - (Inaudible).

Mrs. Moore - Okay.

(Tape inaudible).

Mr. Larkin - I'm available on the 15<sup>th</sup>.

Mrs. Tyler - Okay.

Mrs. Corlew - Monday, and it might be open, the room might open on a Monday.

Mrs. Moore - Okay, and is 7:00 suitable?

Ms. Miller - If anybody needs me, I can come.

Mrs. Corlew - We'll probably need ya 'cause I don't if John...

Mr. Cooper - You're talking July 15<sup>th</sup>, correct?

Mrs. Moore - What that allows you to do... It actually gives you a little bit of time to put the narrative together and draw some plans and give us an alternative, but I'll officially make a motion so that you, you have a list.

Mr. Duffy - Okay.

Mrs. Moore - Versus just discussion. Okay.

Mr. Duffy - Did you say I'm allowed, I could put tents up though like tents, the stop lift, so can I put like a tent or two tents up yet or no?

Mrs. Moore - No.

Mr. Duffy - Nothing at all. Okay I was just trying to sort the stop work order out.

Mrs. Moore - Right now it doesn't look like you can do any tents.

Mrs. Corlew - It's, it's done, you're done, but you had to start over again, so you're waiting for their approval. That's where you are, yep.

Mr. Duffy - Okay. At least I can pull everything out of the garage and inspect everything. (Inaudible).

Mrs. Moore - Helps if I write it down first. Okay, so the motion would be to table this application to July 15<sup>th</sup> for the following: 1) the applicant is to provide interior layout of the tents with tables, 2) alternative tent arrangement at the front of the house, and that would probably be tents 10, 9 and 8 at this time. 3) Alternative number of tents that would be used on the site. 4) A time table of tent setup, operation and take-down for sales event and those sales events should be listed, identified. 5) To identify the tents that would be up for the months of May, June, July, August, September and October. Did I miss anything?

Mr. Larkin - I think you got it.

Mrs. Moore - That information would be due to us...

Mrs. Corlew - We're having the meeting on the 15<sup>th</sup>.

Mr. Larkin - Did you (inaudible) the tents in the rear.

Mrs. Corlew - I'm not here next week, so.

Mrs. Moore - At all? Can anybody accept information?  
(Inaudible).

Mrs. Tyler - (Inaudible) on the 22<sup>nd</sup> (inaudible).

Mrs. Moore - I am, but I don't see any reason... If it's information that you're dropping off...

Mrs. Corlew - If he's got all the copies we need for you and I can leave labels with somebody else in the building and he's got for sure everything you need, then all I have to do is tell that person to stuff them in the envelope and send them to you, then that's, I can probably do that.

Mrs. Moore - I've got to think what my schedule is on Monday. I'm just wondering if I could come in and assist you, look at the, or if I can assist by looking at it (inaudible).

Mrs. Corlew - 'Cause you guys want this mailed to you ahead of time, right?

Mrs. Tyler - It would be helpful to review it before we met.

Mrs. Moore - Or the board members can come pick it up. That's totally up to the board.

Mrs. Corlew - Oh, okay.

Mrs. Moore - Okay, I could be here on Tuesday morning to review whatever he's dropped off.

Mrs. Corlew - Tuesday, the 9<sup>th</sup>?

Mrs. Moore - Tuesday, the 9<sup>th</sup>, and I can look at that information.

Mrs. Corlew - So you're going to meet Laura here on the 9<sup>th</sup>.

Okay, Tom?

Mr. Duffy - Okay.

Mrs. Moore - So that's... I need a second on that motion.

Mr. Larkin - I'll second it.

Mrs. Moore - Any discussion? All those in favor.

#### **RESOLUTION #2019-12**

Motion by: Laura Moore

Second by: Richard Larkin

**RESOLVED**, to table application SPR 2019-3 by Thomas Duffy for site plan review to July 15, 2019 at 7:00 p.m. for the applicant to provide: 1) interior layout of the tents with tables, 2) alternative tent arrangement at the front of the house, 3) alternative number of tents that would be used on the site, 4) a time table of tent setup, operation and take-down for sales events and those sales events should be identified and 5) identify the tents that would be up for the months of May, June, July, August, September and October.

#### **DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF JULY, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Rich Larkin, Susan Miller

Nays: None

Mrs. Moore - There is a second motion that we need to make and maybe that needed to be done first, but we need to make a motion to have a special meeting on July 15<sup>th</sup>. So someone should make that motion.

Mrs. Tyler - I'll make the motion to have a special meeting on July 15<sup>th</sup>.

Ms. Miller - I'll second.

Mrs. Moore - All those in favor.

**RESOLUTION #2019-13**

Motion by: Suzanne Tyler  
Second by: Susan Miller

**RESOLVED**, to conduct a special meeting on July 15<sup>th</sup> at 7:00 p.m.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF JULY, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Rich Larkin,  
Susan Miller

Nays: None

Mrs. Moore - Okay.

Mrs. Corlew - Okay.

Mrs. Moore - That's it. Okay. I know... There is no communications, there's no comments from any board members. Is there a motion for adjournment?

Mr. Larkin - Don't we need to approve the minutes?

Mrs. Tyler - We already did..

Mrs. Corlew - You already did that.

Mr. Larkin - Okay. Thank you.

Mrs. Tyler - I'll make a motion to adjourn this meeting.

Mrs. Sutphin - Second.

Mrs. Moore - Okay, second. All those in favor.

Motion by Mrs. Tyler, second by Mrs. Sutphin and carried to adjourn the Planning Board meeting at 8:05 p.m.

Respectfully submitted,

Patti Corlew  
Recording Secretary

Pb07022019

**RESOLUTION #2019-11**

Motion by: Susan Miller  
Second by: Sharon Sutphin

**RESOLVED**, to accept the Planning Board minutes of April 2, 2019 as presented.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF JULY, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Rich Larkin,  
Susan Miller

Nays: None

**RESOLUTION #2019-12**

Motion by: Laura Moore  
Second by: Richard Larkin

**RESOLVED**, to table application SPR 2019-3 by Thomas Duffy for site plan review to July 15, 2019 at 7:00 p.m. for the applicant to provide: 1) interior layout of the tents with tables, 2) alternative tent arrangement at the front of the house, 3) alternative number of tents that would be used on the site, 4) a time table of tent setup, operation and take-down for sales events and those sales events should be identified and 5) identify the tents that would be up for the months of May, June, July, August, September and October.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF JULY, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Rich Larkin,  
Susan Miller

Nays: None

**RESOLUTION #2019-13**

Motion by: Suzanne Tyler  
Second by: Susan Miller

**RESOLVED**, to conduct a special meeting on July 15<sup>th</sup> at 7:00 p.m.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF JULY, 2019 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Suzanne Tyler, Laura Moore, Rich Larkin,  
Susan Miller

Nays: None