

Minutes
Warrensburg Planning Board
July 19, 2011

Board Members Present: David Spatz, Alice Farrell, Laura Moore, Danielle Robichaud (Alternate), Lynn Smith (Alternate)

Board Members Absent: Shale Miller, Art Healy

Others Present: Robert Neuweiler, Julie Cook, April & Rob Fiorentino, Gary Cooper, Laura Lane, Chris Belden (Zoning Administrator)

Meeting Commenced at 7:05 p.m.

Mrs. Moore - You all set? Okay. Good evening. I'll bring tonight's Town of Warrensburg Planning Board meeting to order, July 19th at 7:05. We do have a quorum this evening. Has all the board members received and reviewed the minutes from June 21st?

Mr. Spatz - Yes.

Mrs. Moore - Any comments?

Mr. Spatz - Yes. I'm missing pages 116 through 119.

Unknown Speaker - Yeah, you're right. They are.

Mrs. Moore - Okay. So we will table the minutes from June 21st 'til next month pending receiving those, that, those mixing pages. (Tape inaudible).

Mrs. Moore - Thank you. Chris, did you hear that? Okay. Under old business, we have a public hearing, site plan review, site plan 2011-8. Tax map is 210.12-3-42. Location is 53 Hudson Street. The applicant is Robert Neuweiler, to allow conversion of existing building into three apartments. Does the Board wish to hear an overview of that information and then we'll open the public hearing? Is that consensus of the Board? Mr. Neuweiler, can you give an overview of that project again, and then I will open up the public hearing.

Mr. Neuweiler - I want to make three, (inaudible). I want to make three apartments into the barn, instead of the pizzeria.

Mr. Cooper - Laura, can he speak into the mike? We can't hear.

Mrs. Moore - Okay.

Mr. Neuweiler - I want to make three apartments into the garage there, and so far I got all the sewer lines in there, which are on it. All the water lines are in. The electric lines are just about in there. All we do, is have to have it checked, ya know, from the, from the codes.

Mrs. Moore - The County?

Mr. Neuweiler - Then I just got to do the Sheetrocking and the elec, the rest of the electrical work for the fuse boxes and put

(inaudible). And there's Sheetrocking and insulation, and that's mainly what's left.

Mrs. Farrell - Have you actually created the apartments in this building (inaudible).

Mr. Neuweiler - Oh no, no, not yet. 'Cause I had, I was doing another project there and I change, I'm changing the project from a pizzeria to apartments.

Mrs. Farrell - Okay.

Mrs. Moore - Let's open the public hearing and what I'll have you do is sit down and people that wish to make comments, they can come to the microphone and state your name and indicate what your comment is. And what happens is, the Board will hear your information. We will provide that information back to Mr. Neuweiler and then so that the communication is to us and then we communicate with Mr. Neuweiler. Okay? Alright. (Inaudible) open for the public.

Mr. Fiorentino - I'm first, I guess. Rob Fiorentino; I live at 80 Hudson Street, the adjacent lot to the north I guess. So we provided the Planning Board with a plan, a map and a list of questions. Did they, did you guys all receive that?

Mrs. Moore - We did.

(Tape inaudible).

Mr. Fiorentino - There we go. (Inaudible). So I kind of worked off some of the information from the last meeting, which I wasn't able to attend. I apologize.

Mrs. Moore - That's okay.

Mr. Fiorentino - But my wife did, and some of the comments made were from Mr. Apple. (Inaudible) snow and other issues (inaudible). So the map I drew kind of pointed to some of those issues and hopefully was a probable solution to some of the issues. (Inaudible) location of the garbage, which is different than what was proposed. The entrance and exit and parking which is different. Location of lights and location of entrances. Mainly, our concerns stem from the fact that we're a family. We have five kids. We've been, over the last few years, putting a lot of work into the, into the house and tried to build it up so that we have an investment. Ya know, not, (inaudible). And ya know, over the course of that time, I've kind of been keeping track of how much of my paycheck goes into maintaining and improving, and I just put a sink in and it costs me \$100, just one sink (inaudible) plastic sink (inaudible) and a drain. So I'm not really sure the estimate of \$10,000, how that kind of, can really cover, so I question that. Our other concern, some of it's highlighted there, the location of entrances and exits are usually meeting points outside for smoking and I've had relatives in my family that have died due to second-hand smoke and smoking directly, so we're a little concerned with them having smoking right next to our property line. That's one of the reasons for the fence that we requested. Another reason is traffic. If the parking is not changed

and that's going to stay as a U-shaped entrance and exit, I'm a little concerned that an individual is not paying attention, will drive onto my property. Concerned of light pollution from headlights swinging across on my property. I'm concerned with trash blowing onto my property. I already have picked up a fair share. Ya know, and we didn't really have a say with the pizza shop plan, but I was willing to accept it because it happened before us. I mean, that's just the way it is. But now we, we're here and wanted to voice our, our opinions as to what we thought was, was appropriate, and ya know, just the, the area's, the other housing all the way around it is pretty much single family. Ya know, there are a few apartments down the road. So I, I think it'd be more appropriate if, if it was approved to become a rental unit, that it's a single unit. I think it'd be more cost effective for Bob. I think there'd be less problems, less issues, less probability of domestic disputes when you have three units, one unit. Those, those are the things that I've been thinking about and concerned about, and I think that, ya know, they're valid concerns that should be thought about. That's all. We just wanted to point that out and, ya know, if you take a moment and read what I provided, that should help you understand what we're thinking. Thank you.

Mrs. Moore - 'Kay.

Mr. Spatz - Thanks for coming.

Mrs. Moore - Anybody else?

Ms. Lane - Hi. My name is Laura Lane. I live at 84 Hudson Street. I've lived there for over eight years. I basically agree with all of Rob Fiorentino's concerns. I'm opposed to a rental unit because no matter how hard you screen people, you don't know what you're going to get. I realize that because I live in front of two trailers and I've had a baby die behind me, I've had cops called several times. I mean, you just don't know what you're going to get when you rent to people and that's why I feel more comfortable with a single unit as well. Have a family move in, a family that's vested in keeping the house clean and everything. When you rent to people, they come and go. They have no vested interested in the community. That's how I see it from experience with the two trailers behind me on Third Avenue, and I come from Arbor Hill in Albany, New York. I consider myself a very tolerant neighbor. I've lived through a lot down there and I, I just have a bad feeling about this. I really do. I don't think it's a good idea. I know there's probably nothing we can do to stop it from happening, but at least I can come here and voice my concerns and I thank you for that.

Mr. Spatz - Thank you.

Mr. Cooper - Gary Cooper, 63 Hudson Street. We were here last year for the pizza place, storage sheds. I was trying to sell the house that you folks moved into. These folks don't live next to the barn. We do. I would like the Board to be able to tell you guys what that

area is zoned for. Could you tell us what 53 Hudson Street's zoned for?

Mrs. Moore - Neighborhood Commercial.

Mr. Cooper - Neighborhood Commercial includes multi-family?

Mrs. Moore - Yes.

Mr. Cooper - Okay. Across the street from me, I have two family, next door to me, I have three family, 95 Hudson Street, I just put on the market which is three families. There is nothing this Board is going to be able to do, or ourselves. Voicing our opinions is great. I don't support it, but there's nothing we can do and the Board also cannot stop this gentleman from doing it. I fought to have the pizza place not take place. He got approved through the Board. Nobody on the Board lives next to this place. That's fine. I, I just want everybody to understand this place is zoned for it. There's nothing we can do. The child that died, we're very sorry. I know what you went through. It's a sad thing. We are going to have more of that at 53 Hudson Street because that's the type of people that will be living there. There's nothing we can honestly do as citizens. And I think everybody understands that. Who we put in our places to rent, we think they're great, but once they're in there, it's, it's horrible and it's hard to pull them out, especially through the court of laws. I deal with it on a daily basis. Mr. Neuweiler will have hell to pay to take this building through Warren County and hopefully through the Town to ensure that this is meeting all of our specs up to day. Not in 1882 when it was built. In today, Bob.

Mr. Neuweiler - Yes. (Inaudible).

Mr. Cooper - We're talking in the 21st century to take this barn and turn it into a three family dwelling. My question is, is, when he changes it from a three family to a two family or to a one family because pocketbooks get tight after awhile. Will he have to come back in front of the Board to change that after it's been approved to a three family. Will he have to come in and change it... While I decided to make it a two because it's \$10,000 more. Will he have to do that?

Mrs. Moore - I don't know. I... We'll ask. We'll ask Chris.

Mr. Cooper - Okay. But if I, I build houses, a modular is already made. I know what I go through, Christopher. I know what I have to go through on a private lot that is suitable for a residence. I hope this Town and Warren County is there 'cause I know you couldn't do anything for the health inspections on that building. I mean, it's going to cost you a lot of money to turn that into a pizzeria, honestly.

Mr. Neuweiler - (Inaudible).

Mr. Cooper - Oh absolutely. And hopefully he is made to build this building with engineers to take this barn that does not have footings... I've inspected and I'm not, I'm not an inspector, but I've been on his property...

Mr. Neuweiler - (Inaudible).

Mr. Cooper - ...I trespassed in a certain evening and I've looked.

Mr. Neuweiler - (Inaudible).

Mr. Cooper - Yes, I did. Have me arrested. I don't care. But I'm letting you know it's going to take hell for this town, just the Town and the County to have this turned into a three family dwelling. It, it is. So once again, I wish you luck, Bob. Everybody has our dreams. I work hard. You work hard. I support you to turn it into a fantastic place with 55 and older in there.

Mr. Neuweiler - There you go.

Mr. Cooper - No pets. Okay. I really do.

Mr. Neuweiler - (Inaudible).

Mr. Cooper - I don't want it to turn into an overnight crack house. But there's nothing we can do about it. There's a lot of 'em on Hudson Street. Seven family, six family, three family, five family, two family. They're all there. We bought the property on this street 'cause we love the street, but the only thing we can do is enforce what our Town and County has to do to make sure it passes all codes. And to pass all codes for a three family, it's a hell of a lot more than \$10,000, Robert.

Mr. Neuweiler - Oh, it is (inaudible).

Mr. Cooper - Thank you. That's it.

Mr. Spatz - Thank you, Mr. Cooper.

Mr. Neuweiler - Can I address the Board?

Mrs. Moore - Not yet.

Mr. Neuweiler - Okay.

Mrs. Moore - Thank you. Is that..? Anyone else in the audience?

Mr. Belden - Do you want me to address the..

Mrs. Moore - Yes.

Mr. Belden - ...site plan?

Mrs. Moore - Hm hm.

Mr. Belden - I mean, I can probably look into that a little further, but how, how our site plan section or chapter is constructed is that one and two family residences are exempt from site plan review. So ya know, he... I can look into it a little bit further, but off, off the top, I'm thinking probably not, not require any review by the Planning Board, but may require something with Warren County Building Codes.

Mr. Cooper - (Inaudible). But if he, if he's getting approved for a three family today and in November he realizes he can't do it to a three family because he, the funds are not there, but he's only \$3,000 away from a two family, will he be able to walk in here and get the two family?

Mr. Belden - Right. Well...

Mr. Cooper - That's what I'm, that's what I'm saying. And I'm sure he can. I, I'm sure he can. Sure, go ahead, recheck it (inaudible) now a two family. That's all. He won't have to go through all of...

Mr. Belden - Now because if he came in, came in my office and said I want to put a two family in this barn, he would be able to.

Mr. Cooper - He's already approved for a three family, so therefore... (Tape inaudible; people talking at once).

Mrs. Farrell - Do you know what the setback is on the, on the rear line, how close is that line?

Mr. Belden - Of Bob's? Of Bob's particular building?

Mrs. Farrell - Right. This particular piece of property to its, to its adjoining neighbor. It's the one that kind of goes at an angle, which I suspect would abut someone on Third Street.

Mr. Belden - On Third Street . (Inaudible).

Mr. Fiorentino - (Inaudible) setback at 20 feet.

Mr. Belden - Bob stated on this application it's 30 feet. It's required to be 10.

(Tape inaudible).

Mr. Belden - And again, yeah. It's, ya know really... It really depends where you're measuring from, I guess.

Mrs. Farrell - Yeah.

Mr. Belden - That is what Bob stated on his application.

Mr. Neuweiler - (Inaudible).

Mrs. Fiorentino - On the application.

Mr. Fiorentino - That's the application.

Mrs. Moore - Is there anyone else in the audience that wishes to speak? Okay. The Planning Board... Is there? No? Okay.

Mrs. Fiorentino - I, I just have one question. The \$10,000 that was set for doing the plans, (inaudible) tax issue. (Inaudible) more than that (inaudible) taxes on the property itself (inaudible) raise for ya know, how much work you put into your house.

Mr. Belden - Yeah, I'm not an assessor, but it makes a difference but not...

Mrs. Fiorentino - (Inaudible) porch on our back yard, all of a sudden (inaudible) and that's only (inaudible).

Mr. Cooper - I'll say this, if you put in a pool and you tell the assessor and the town that it's costing you \$25,000, that's pretty much what you're in, what the... Well you have improvements on your tax code, so therefore it'll say that improvements of 2011, \$24,000. It may have cost you a \$100,000. Okay, but that's what they, that's why they have documented because you went in there with that documentation. Ya know, everybody we, we all try to keep it as low as possible. That's my opinion.

Mrs. Fiorentino - Thank you.

Mrs. Moore - Anyone else from the public? Okay. The Board has opportunity to close the public hearing at this time or leave, the Board can keep the public hearing open and review those questions that were asked and, from the audience as well as Board members to Mr. Neuweiler. Is it the pleasure of the Board whether you wish to close it or keep it open? Keep it open?

Mrs. Farrell - No, I, like, yes.

Mrs. Moore - Okay. At this time, we'll keep the public hearing open. Our Board members have some questions.

Mrs. Farrell - I apologize for not being here last month. I was out of Town. The parking area in the front, are you planning on six cars?

Mr. Neuweiler - No.

Mrs. Farrell - How many cars..?

Mr. Neuweiler - How many families have two cars? The one's going to be a studio and two are going to be one bedroom. (Inaudible) put like two, two people, ya know, two people in one and one in the other and I'm trying to get all the people.

Mrs. Farrell - Well, that's not the issue.

Mr. Neuweiler - Yeah, I know.

Mrs. Farrell - So your three apartments, so you, we could guesstimate that out, outside visitor, there could be six cars there.

Mr. Neuweiler - (Inaudible).

Mrs. Farrell - Are you planning on, on paving that section?

Mr. Neuweiler - It's all gravel. The whole thing was already done last year. I...

Mrs. Farrell - Right, but...

Mr. Neuweiler - ...made a parking lot (inaudible).

Mrs. Farrell - But my question is, are you planning on paving it?

Mr. Neuweiler - No. #4 gravel. That cost enough money.

Mr. Belden - Alice, sorry to interrupt. I think you're looking at the Fiorentino's?

Mrs. Farrell - No, I'm looking at, I have this right here.

Mr. Belden - Oh, okay.

Mrs. Farrell - (Inaudible).

Mr. Belden - Okay.

Mrs. Farrell - Yeah. Yeah. So all of that... (Inaudible). There's always a question of density and are you, are you planning like... People have to recreate, even if you looked at the, the senior citizen apartments on King Street, where I live, there are areas set aside where there are picnic tables and, and all of that, and that, what that basically does though, it increases the density and, and the relatives come over for the weekend and all of that. What are you plans for that...?

Mr. Neuweiler - (Inaudible) there and ya know, you can't, if somebody had like, if you have somebody at your house, you can't stop your relatives from coming over.

Mrs. Farrell - No.

Mr. Neuweiler - There's a big lot in the back. (Inaudible) acreage (inaudible) is there. And if you see on the diagram, it goes, this goes all the way back. There's a whole empty lot there. There's an empty lot in the back.

Mrs. Moore - It's a flag-like lot.

Mrs. Farrell - Hm hm.

Mr. Neuweiler - (Inaudible).

Mrs. Farrell - Because that, that's the question. It has been my interest, as always, as sitting on this Board, is having accessibility on public streets and parking in the street and...

Mr. Neuweiler - This lot is a big lot where the, all the gravel is. You could put 25 cars in there.

Mrs. Moore - Is it correct that it's 50 by 50?

Mr. Neuweiler - 50 by 50. Might (inaudible) maybe 48.

Mrs. Farrell - Because you are, even on your own application, you're pretty close to that...

Mr. Neuweiler - About 20 feet.

Mrs. Farrell - Abut from...

(Tape inaudible).

Mr. Neuweiler - ...between 20 and 30 feet.

Mrs. Farrell - So from this corner here to the nearest adjoining lot? Okay. And you say it's two one bedrooms and a studio?

Mr. Neuweiler - Yes.

Mrs. Farrell - And it's going to have... Are you going to have fire escapes on it?

Mr. Neuweiler - No, it's all on the first floor. There's going to be... I'm either putting that, excuse me, extra exits in (inaudible). The back, this apartment here and this apartment here is going to have two entrances in it. This one's going to have two entrances. The studio's going to have two entrances too. And I want to address (inaudible). There's one thing about structural. I had structural engineers in there. They said that building is so sound. I have all the documents in the car. If I need to bring 'em in, I'll bring 'em in for you. The structural engineer had the... The other (inaudible) engineer for heating and engineer coming in for heating (inaudible) kind of insulation I have to use and everything else. The, and I'm not looking for smoking 'cause I don't smoke and I don't want smokers. So the lights will be forced onto the parking lot; not into the people's houses even though the only, the only lights that could hit their house is...

Mrs. Farrell - This is your diagram right here.

Mr. Neuweiler - Okay. There's, right here, and if they're the only ones that will be able to hit the house and his house is way over here. So it's even, even headlights can't hit it, his house 'cause he's got a garage right here with no windows. So (inaudible) come around the circle, the lights are not hitting in the windows of the house.

Mrs. Moore - The gravel is not... This gravel is...

Mr. Neuweiler - Is all here. The U driveway's here and he's got his house over here in the back, on the side here and when you come around, if you hit, even if the lights hit, it's hitting his garage. It's not hitting any of his windows.

Mr. Spatz - Well, how are you going to keep that in a circle without putting any...

Mr. Neuweiler - Any what?

Mr. Spatz - ...pavement or...

Mr. Neuweiler - Oh, this is all gravel. I'm going to fix around... I'm going to put like a little, a little wooden fence or something around, built it around. This way, ya know, it's only one way.

Mr. Spatz - Is there any properties other than Ashe's that have gravel driveway on Hudson Street?

Mr. Neuweiler - I don't know.

Mr. Spatz - Residential.

Mr. Neuweiler - I don't (inaudible) any place that has parking (inaudible) park in the streets (inaudible).

Mr. Cooper - 11 Hudson Street is gravel.

Mr. Neuweiler - 11? Oh yeah.

Mr. Cooper - That's where Woodward was. They had the police there and everything.

Mrs. Farrell - Okay. And you're going to hook to the sewer line?

Mr. Neuweiler - They're already hooked. Everything's already done there. Sewer line's are all done. The water lines are all hooked in. Bryan Rounds did everything.

Mrs. Moore - Just for your information, if, the typical parking space is 180 square feet. It means that supposedly he could park up to 14 cars in that area.

Mr. Neuweiler - (Inaudible).

Mrs. Moore - Which is why originally awhile back I had suggested that maybe the parking area be reduced because 2,500 square feet is quite a bit. I do have a... You, you had several engineers come in? Did you actually have a..?

Mr. Neuweiler - Yes, I did. I a structural engineer, (inaudible) Construction, they came in. And Charlie Wallace's been in there. I had... Oh what the hell is the other one.

Mrs. Moore - Did you have actually a contractor come in and take a look at how, rehabbing a non-residential structure into a residential structure?

Mr. Neuweiler - Yes, I have. I have (inaudible) Hayes Construction, he was there, Mickey Hayes.

Mrs. Moore - Yep.

Mr. Neuweiler - Let's see. Who else did I have in there? Oh, I've had quite a few people in there already.

Mrs. Moore - Okay. And Mickey Hayes' estimate? Did he provide you..?

Mr. Neuweiler - I can get one from... I'm going to see him tomorrow, in fact.

Mrs. Moore - Okay. Looking at the site, looking at the information we have in our code, looking at like comprehensive guide, ya know, information that's coming through, that site, because of its

location, because it's built, it's on slab, it's probably would make, as Mr. Cooper, an older residential rental unit, two units, I could absolutely see. Three units, I'm having a hard time because actually I think it puts a unit at less than 700 square feet. Each of those units...

Mr. Neuweiler - The studio.

Mrs. Moore - Studios.

Mr. Neuweiler - Studios are like 600 square feet.

Mrs. Moore - That's pretty small.

Mr. Neuweiler - For a studio, no. That's one person.

Mrs. Moore - Yeah.

Mr. Neuweiler - That's a flat area, which is good for like an older person like us 'cause we don't have walk up and down stairs.

Mr. Spatz - You just hurt Laura's feelings.

Mr. Neuweiler - I'm older. I got her beat by 20 (inaudible). No, no, not that much, but close.

Mrs. Moore - This, ya know, looking at it, ya know, I have, I have experience in residential rehab, so that's, looking at that type of site and looking at what could be there and what the potential in our area is. That's what I see. And that's my personal opinion whether the Board wishes to follow that, that's up to them. But that was my, that's my thought.

Mr. Neuweiler - Yeah, with the three, ya know, like I said, there's, 'cause the two (inaudible) forget how many square feet the whole thing is down there.

(Tape inaudible).

Mrs. Moore - Are you using the upstairs for anything?

Mr. Neuweiler - Not yet. I'm not doing that yet. 'Cause I was thinking about doing that for myself later on.

Mr. Spatz - So actually you're talking four units.

Mrs. Farrell - Four units.

Mr. Neuweiler - Later on, yeah, later, later on. Not right now.

Mr. Spatz - That's a whole new ballgame, I believe.

Mr. Neuweiler - 'Cause I was going to take upstairs for myself, if I did anything, if I did it.

Mrs. Moore - So again, \$10,000, I apologize.

Mr. Neuweiler - That's for the apartment, not I, I screwed up on that.

Mrs. Moore - Per, per apartment.

Mr. Neuweiler - Yeah, per apartment.

Mrs. Moore - Okay. Alright, that, that makes more sense.

Mr. Neuweiler - I've got over \$15,000 in there already.

Mrs. Moore - That I believe. Okay.

Mr. Farrell - (Inaudible) one bedroom?

Mrs. Moore - No. I just took an estimate..

Mrs. Farrell - Okay.

Mrs. Moore - ...when I looked at the square footage total.

Mr. Farrell - Okay.

(Tape inaudible).

Mrs. Moore - ...kind of small.

Mr. Neuweiler - Studios are usually about 25 by 20, so that's 450 square, a studio runs. So that's giving 'em a nice kitchen, but I diagrammed the whole thing out already. Nice kitchen, bathroom, nice area and nice kitchen, eat-in area and a nice bedroom, living room, whatever you want to call, living room, bedroom.

Mrs. Moore - Do you have different drawings thsn the drawing that you submitted to us?

Mr. Neuweiler - I'm having 'em made up. This is just (inaudible) have engineers drawing 'em up. Same guy that did 'em for me the last time.

Mr. Spatz - If that's the case, maybe we should put this off for a month and see those drawings.

Mr. Neuweiler - I'm going to see how long it's going to take him.

Mr. Spatz - (Inaudible) two months then.

Mr. Neuweiler - Exactly.

Mrs. Moore - Does anybody else have any questions?

Mr. Neuweiler - It's only going to be a wall here and there. So (inaudible). Everything else is going to be the same. There's just going to be a couple different walls.

Mr. Spatz - I make a motion that we table this until we get drawings from his architect or engineer, and so that we know exactly the square footage of the apartments. And also, he has to figure out what he's going to do with his parking. 'Cause I'm not for the roundabout thing either.

Mrs. Moore - The... 'Kay, there's a motion on the table. Is there a second to that?

Mrs. Robichaud - I'll second it.

Mrs. Moore - 'Kay.

Mr. Neuweiler - So if I do two apartments, which... Alright, we can do the two apartments and make 'em bigger, that's not a problem either.

Mr. Cooper - Can we still speak?

Mrs. Moore - Let the Board finish. I'll move on.

Mr. Neuweiler - (Inaudible).

Mrs. Moore - We're in the... Because there's a motion on the table, we're in the middle of discussion, so the, my comment on the, on the motion that's being, been made is that yes, some of the information would be helpful, but it's more helpful to Chris as reviewee, to go as a code enforcement officer about the dimensions because he's going to be inspecting it. You'll be, you'll have information on the, on file about this project, so that when people FOIL the information, they're going to want to know, they may need, wish to know what the square footage is. I had another thought and I lost it. I need to write those down.

Mr. Belden - Laura, I hate to jump in.

Mrs. Moore - Okay.

Mr. Belden - And I'm not sure. I'm not sure if you have officially closed the public hearing or not, but once you close that public hearing, you do have the 62 days to approve or disapprove.

Mrs. Moore - Okay.

Mr. Belden - So be mindful of that.

Mrs. Moore - Okay.

Mr. Belden - And as far as getting building... You're asking for building plans to be submitted?

Mrs. Moore - Well, right now the plan is, is a really rough sketch, so I think the Board would feel more comfortable looking at a project that had additional information about dimensions. That's my understanding from the Board.

(Tape inaudible).

Mrs. Moore - I don't necessarily need, know if that makes the, when we go through our site plan information...

Mr. Spatz - Ingress and degress (egress).

Mrs. Moore - And ingress and degress (egress). Oh, that was my other thought; Hudson Street, I believe, is a County road?

Mrs. Farrell - Yes, it is.

Mrs. Moore - So those are County permits that you've already established your entrance or your, your exit...

Mr. Neuweiler - They already, they (inaudible) that, yeah.

Mrs. Moore - Alright, so they would have... Not that he can't do this, but it would have him going back to the County DPW asking to revise his permit for that, for that area. Is that, if we're going to table it, is that guidance that you want to give to the applicant, to have a conversation with DPW?

(Tape inaudible).

Mr. Spatz - I think there's a parking area that we have from his neighbors, I would think that would be more fitting for the area than just a drive-thru circle.

Mr. Neuweiler - I can put, I can do like a fence there and I could have, put a, like a wooden fence on the end of the, like where's the drawing. What I could do... It's not a big deal (inaudible) emergency exit, as an emergency exit (inaudible) open an entrance here and put a fence, a wooden fence right here. What do you call 'em? Yeah, one of the (inaudible).

(Tape inaudible).

Mr. Neuweiler - Stockade fence.

Mrs. Moore - Stockade.

Mr. Neuweiler - And they can come in here and there'll be a stockade fence right here. So this way, if this come in this way and they can come out that way. And this is the emergency for the state, 'cause the state would probably want that 'cause that's what they told me last time. They wanted that a U driveway. That's why they went over and asked...

Mr. Cooper - I think the curb cuts are already there.

Mr. Neuweiler - Yeah, they are.

Mrs. Moore - That's what... Well, that's what I'm saying is that...

Mr. Cooper - (Inaudible).

Mr. Neuweiler - They're there already.

Mr. Cooper - They're already there.

Mrs. Moore - Right. So that's why I don't, (inaudible) have that conversation with DPW, chances are they're going to say you're stuck with what you got.

Mr. Neuweiler - Exactly.

Mrs. Moore - Not, not that I...

Mr. Neuweiler - (Inaudible) last time.

Mrs. Moore - Okay. So you're adding information as we're talking...

Mr. Neuweiler - No, I'm just trying... I'm just trying to work with the...

Mrs. Moore - And I, I appreciate that, so I, are you, do you have an issue with us tabling the information for more specific and, and to keep with the timeline with you, depending on how you can operate, we can offer a special meeting if it comes to that.

Mr. Neuweiler - Right.

Mr. Belden - Laura? I'm sorry. Just for clarification. Are we asking Bob to furnish us with some sort of professional site plan or his actual engineered building plans?

Mrs. Moore - I'm looking at site plan information, doing actual dimensions on a site plan review. Not, I'm not looking to know what 2 by 4 you're putting into the site. I'm looking at... Right now I have a drawing...

Mr. Neuweiler - (Inaudible) drawing of the building.

Mrs. Moore - Right. Right now I don't have... The footprint that we have here has no dimensions on it.

Mr. Spatz - That's it.

Mr. Neuweiler - Okay. (Inaudible).

Mrs. Moore - I think that's what's confusing the Board. The parking area has, drawing is not, it, it I think it could use some clean up, basically.

Mr. Spatz - (Inaudible).

Mrs. Moore - Okay.

Mrs. Farrell - Because the way it's drawn, it doesn't look like that you have any setback from that property that's on...

Mr. Neuweiler - Over here? Oh, there's plenty of setback.

Mrs. Farrell - No, I'm not talking about that. I'm talking about the one where the 50 is. The way you've written... The way that's drawn, it looks like it's sitting right on the property line. If that drawing is accurate, it appears that you don't have the setbacks. If it's not accurate, we need to have an accurate measurement of what the setback is from that 50 foot line there.

Mr. Neuweiler - You have (inaudible)... You have the old plans, don't you?

Mrs. Moore - Okay.

Mr. Neuweiler - (Inaudible) old plans.

Mrs. Moore - I think what the Board can do is, as part of their... I'm going to ask maybe to, we can table it and then we will come up with a list of information that Mr. Neuweiler can go through and that way we're consistent and Chris is aware of what the information that needs to be provided.

Mr. Spatz - 'Cause there's too many variables here. I mean, it's kind of confusing, so.

Mrs. Moore - (Inaudible).

Mr. Neuweiler - As long as (inaudible) pizzeria (inaudible) engineers and everything over there.

Mr. Belden - Just, just so I'm clear, I'm sorry. You're looking for building, not necessarily the 2 by 4's and stuff, but you want to know where the, where the different units are going to be?

Mrs. Moore - Yes.

Mr. Belden - Do you need to know the setbacks?

Mr. Spatz - Yes.

Mr. Belden - Is that what you're asking for?

Mrs. Farrell - We need to know what the actual setback is from the, where the existing building is to the adjoining property line? That's what I would like to know.

Mr. Belden - You're also looking for details on that driveway?

Mrs. Moore - The parking area and driveway. Mr. Neuweiler suggested that he could put a stop gate in.

Mr. Belden - Yep.

Mrs. Moore - And to make the primary access actually towards...

Mr. Neuweiler - On the right-hand side, right?

Mrs. Moore - Towards the southern end.

Mr. Belden - Towards the Apples?

Mr. Neuweiler - Yeah.

Mrs. Moore - 'Kay.

Mr. Neuweiler - (Inaudible) lights shine on, on the, not on anybody's house and there are going to be two lights and they're going to go on and off (inaudible).

Mr. Cooper - What kind of lights are you talking, Bob?

Mr. Neuweiler - Just regular lights.

Mr. Cooper - The outside fluorescent...

Mr. Neuweiler - Outside fluorescent.

Mr. Cooper - Come on, boom (inaudible).

Mr. Neuweiler - On, and right off, just for the people to get, ya know, in and out of there (inaudible) in the house.

Mrs. Moore - Okay.

(Tape inaudible).

Mrs. Moore - There's still a motion on the table, but I'm trying to...

Mr. Neuweiler - No sex offenders. I don't like 'em.

(Tape inaudible).

Mr. Neuweiler - I know. I just want to let you know that.

Mr. Fiorentino - ...so it's not a funny issue (inaudible).

Mr. Neuweiler - With me either, believe me.

Mrs. Moore - I'm not sure you can discriminate...

Mr. Cooper - No, no, no...

(Tape inaudible; people speaking at once).

Mrs. Moore - There's some... There's hotspot zones that they cannot live within. It's possible that your building is located in one of those hotspot zones.

Mr. Neuweiler - I hope so.

Mrs. Moore - I don't know.

Mr. Neuweiler - I don't deal with 'em.

Mrs. Moore - Okay.

(Tape inaudible).

Mrs. Moore - Right now, the motion on the table is to table the application for...

Mr. Cooper - Can I still speak (inaudible). Let me finish our motion and then the public hearing is still open and it may remain open.

We'll continue. So we're gonna table the application for a clarified site plan drawing.

Mr. Spatz - Correct.

Mrs. Moore - That drawing will indicate dimensions on the footprint of the building, setback information, clarification of the parking area, indicating how many spots are in it and indicating the travel way for the tenants. Is there any... Is there other information that you... I keep hearing some information about whether there's outside usage. Is there lighting, trash removal? So we need to know where the dumpster will be.

Mr. Neuweiler - Shale put it over here (inaudible) talking here last time.

Mrs. Moore - Okay.

Mr. Neuweiler - Okay.

Mrs. Moore - Yep, so I don't know, but you're dumpster location. Any land, landscaping or screening or fencing that you're going to install.

Mr. Neuweiler - Yeah, if we do the driveway here, I'll put fencing right here, (inaudible) stockade fencing (inaudible).

Mr. Cooper - I would like to see that in writing.

Mr. Neuweiler - I'll get it to you.

Mrs. Fiorentino - I have a question.

Mrs. Moore - Wait. On the fencing, you need to have dimensions on that, so that it's clear.

Mr. Neuweiler - Right.

Mrs. Moore - 'Cause...

Mr. Neuweiler - I'll put it (inaudible).

Mrs. Moore - Six foot...

(Tape inaudible; people talking at once).

Mrs. Moore - Okay. Alright, is there any...

Mr. Neuweiler - (Inaudible) six by ten (inaudible) six by twelve.

Mrs. Moore - And it sounds like last, at last month's meeting there were shrubs discussed.

Mr. Neuweiler - Yeah, that was, that was (inaudible), this is already taken care of 'cause he's got his fence, Apple. That's why he's not here tonight.

Mrs. Moore - Okay.

Mr. Neuweiler - They found their fence. There's always been a fence there.

Mrs. Moore - Okay.

Mr. Neuweiler - There's been a fence there for 30 years.

Mrs. Moore - Okay. Is there any other information that should be on the site plan (inaudible) details? Do you have the list?

Mr. Spatz - (Inaudible) decide to go with a three unit or two unit building.

Mrs. Moore - And clarification two unit versus three units. So...

Mr. Neuweiler - Well...

Mrs. Moore - So there, there's options available.

Mr. Neuweiler - Two units, we don't need all this and three units we do.

Mr. Spatz - No, we want, we want this drawing no matter what.

Mrs. Moore - So I mean, the options are available to you.

Mr. Neuweiler - (Inaudible).

Mrs. Moore - So whether you wish to... If you wish to work with Mickey and suggest two proposals, come up with a two unit version and a three unit version, that's, that's up to you.

Mr. Neuweiler - Right. I do the three unit version (inaudible).

Mrs. Moore - Okay. I think that's it.

Mrs. Farrell - (Inaudible) we had the motion (inaudible) table?

Mrs. Moore - Yep.

Mrs. Farrell - Okay.

Mrs. Moore - With the information to be shown on the, on the, clarification on the drawings.

Mr. Cooper - So what if I had more to add?

Mrs. Moore - Well, we'll, we'll, we can handle that in a different manner. Okay?

(Tape inaudible).

Mrs. Moore - Okay. All those in favor.

RESOLUTION #2011-36

Motion by: David Spatz

Second by: Danielle Robichaud

RESOLVED, that the Planning Board hold open the public hearing on application SPR #2011-8 by Robert Neuweiler, tax map \$210.12-3-42, located at 72 Hudson Street, for conversion of existing building to three apartments, for applicant to supply the board with a more detailed site plan.

DULY ADOPTED ON THIS 19TH DAY OF JULY, 2011 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Alice Farrell, Laura Moore, Danielle Robichaud, Lynn Smith

Nays: None

Mr. Belden - I, I don't want to...

Mrs. Moore - That's alright. You can ask.

Mr. Belden - ...(inaudible) out of what you're saying. And like I said, I could look into it further, but I'm pretty sure if he's to going forward with a two family dwelling, he would be exempt from site plan review.

Mrs. Moore - Okay.

Mr. Belden - (Inaudible) formally come in and withdrawn his application. If that's the case...

Mr. Neuweilwer - Then I'll do with the two. If I don't have to go through this, I'll go with the two. (Inaudible) easier.

(Inaudible). I'd rather do the two and it's easier. This way it gives more room in the (inaudible).

Mrs. Moore - So I mean, it's an opportunity. We can...

Mr. Neuweiler - Well, you know what they say, when opportunity knocks, you jump on it.

Mr. Belden - If, (inaudible) if the Board would allow and Bob is willing to cooperate...

Mr. Neuweiler - (Inaudible).

Mr. Belden - If I'm able to look into it a little further (inaudible) table it and the I can speak with Bob and at that time, if he wants to decide to withdraw (inaudible).

Mrs. Moore - (Inaudible).

Mr. Belden - Just so that I'm not giving you a decision right here, right now...

Mrs. Moore - Hm hm.

Mr. Belden - ...and being wrong.

Mrs. Moore - I respect that, okay.

Mr. Neuweiler - And this way, I can also work with them.

Mrs. Moore - Right.

Mr. Neuweiler - I have no problem with that.

Mrs. Fiorentino - I have a question.

Mrs. Moore - Why don't I have you sit down. Our public hearing is still open, and then there's still members of the public that wish to speak.

Mrs. Fiorentino - From my understanding, he's trying to say he's going to have the six foot or eight foot fence, stockade by the parking lot. That's not going to take care of our situation of wanting the six foot fence that borders our property. I just want to make that clear. That we still wish to have that there before any construction begins or anything.

Mrs. Moore - Okay.

Mr. Cooper - Robert. Mr. Belding, Mr. Belden, when...

Mr. Belden - Yes, sir.

Mr. Cooper - I think Robert's already said that the septic system has been put in.

Mr. Neuweiler - This is correct.

Mr. Cooper - Water has been put into this barn. Have you inspected it?

Mr. Belden - No.

Mr. Cooper - And you have photographs of everything inspected that this would all take care of a three family dwelling, to meet code?

Mr. Belden - I don't know. I, I can't answer you right here at my desk, right now.

Mr. Cooper - But it's been inspected, like Brian Lace used to do, he'd inspect, come over and take photos and it's all in his record already for the pizzeria? Correct?

Mr. Belden - I'd have to look at the file and see. Yes.

Mr. Cooper - But you do remember going over there and..?

(Tape inaudible).

Mr. Cooper - Yeah, okay.

Mr. Belden - When he puts the lines in...

Mr. Cooper - Now this is my other question here. We're going from a three family. Now it's going to get simpler to go to a two family and I respect that, Bob.

Mr. Neuweiler - Alright.

Mr. Cooper - Bob, put in your two family, your twelve family, my question is, when he brings in a diagram that I just saw over there, how, what's the square footage of this building?

Mr. Neuweiler - (Inaudible).

Mr. Cooper - Do we know, does the Board know the square..?

Mr. Neuweiler - (Inaudible).

Mrs. Moore - It's 2,030 square feet.

Mr. Cooper - What's the square footage of the second story, Bob?

Mr. Neuweiler - Well, you got 30 by 30 up there. (Inaudible) up there. No, it's more.

Mr. Cooper - So you take 1,300 plus 900. Therefore after 1,500 square feet or greater, you are going to need engineered plans.

Mr. Neuweiler - No, downstairs, downstairs is...

Mr. Cooper - What are you doing with the second story?

Mr. Neuweiler - Nothing.

Mr. Cooper - You just said that you were...

Mr. Neuweiler - Later on, for myself.

Mr. Cooper - Okay. This is, this is my concern. I build homes. I come in with fricken modular homes, complete, to meet all code. If it's over 1,500 square feet, I have to have drawings. If it's less than 1,500, we still come in with our drawings. If I'm building a house from scratch, a 1,499 square feet, I don't have to give you an engineered drawing or Warren..

Mr. Belden - There's different circumstances. Those are not the only circumstances, Gary.

Mr. Cooper - I understand. There's, there's a lot of circumstances, but now we are talking a 1,300 foot barn. We're talking a 900 or, yeah, 900 square feet second story that he's going to deal with later. We can't deal with this... We can't deal with it later, and I hope you do, Robert, but we are talking a 2,200 2,100 square foot building that he's only going to do the first story to. And then what? There's nothing we can do about multi-family, I understand that. But now we're talking a 1,300 square foot. Do we have, do we know what the front of the building is going to look like? Do we know where the front entrance to apartment #3 is going to be? Do we know that? 'Cause I didn't see it on their drawing.

Mr. Spatz - Actually, yes.

Mr. Neuweiler - Yeah.

(Tape inaudible).

Mr. Cooper - Can we have where the bathrooms are?

Mr. Belden - No.

Mr. Cooper - The living room is?

Unknown Speaker - No.

Mr. Cooper - I do believe we need to have that.

Mr. Belden - Gary, what we're doing is we're looking at what, what...

Mrs. Moore - It's arrangement on the lot.

Mr. Belden - ...(inaudible) function; not the actual interior of the building. That's, that's for the job, that's for Warren County Building Codes.

Mr. Cooper - Warren, but, okay. Which...

(Tape inaudible).

Mr. Belden - ...plans, they'll do everything they have to do. If doesn't (inaudible)...

Mr. Cooper - So when you guys, so when War, not the Board, but you guys approve this, then all of a sudden, he brings the plans to you, which you approve, which I bring plans to you, Christopher, and say we changed that, I understand that. But then those plans now go Warren County.

Mr. Belden - Hm hm.

Mr. Cooper - And that's when it gets tough. My question is, are we going to allow all of this to go to Warren County with not knowing what the second story's going to do?

Mrs. Moore - We're asking for clarification at the moment, so if that clarification comes apparent at the next meeting, then it could be.

Mr. Cooper - Okay.

Mrs. Moore - At the moment, there's, we're tabling...

Mr. Cooper - So we're on the table... I think we need to address what's happening to the second story, that's what I'm saying.

Mrs. Moore - Okay.

Mr. Cooper - The second story, where the entrances are going to be, are we going to have a 10 x 10 patio on the outside, are we going to have a 10 x 10 on the inside, get it all functional, all in writing, all diagramed, approved and then sent onto Warren County, to the bigger guys, and then let them come in with the heavy guns. 'Cause I think that's what's going to happen.

Mrs. Moore - I mean, you understand the Planning Board's function is, is one of 'em is the arrangement of the site?

Mr. Cooper - Correct.

Mrs. Moore - Not necessarily how his arrangement interior works.

Mr. Cooper - Well, we would not have any questions on him improving a 2,200 square foot and say we're only going to improve 1,300, the Board wouldn't question what happens to the other nine?

Mrs. Moore - It's possible.

Mr. Cooper - Okay.

Mrs. Moore - If he's continuing, if, if he continues, it's possible he may, for another use, he may or may not need site plan review.

Mr. Cooper - Okay.

Mrs. Moore - Neighborhood Commercial says uses subject to site plan review - all. So...

Mr. Cooper - I understand. I deal with it. Okay.

Mr. Spatz - And the 1,500 square feet, that would be up to the County to say if they wanted...

Mrs. Moore - They may need additional information.

Mr. Spatz - Right.

Mr. Belden - It's not, it's not only for 1,500 square feet.

Mr. Cooper - Correct.

Mr. Belden - There are other conditions that apply.

Mr. Neuweiler - (Inaudible) they've seen everything that's going on.

Mr. Cooper - (Inaudible) 900 square foot commercial piece of property on Main Street and Warren County's going to want a lot of information, correct.

Mrs. Farrell - And I just want to add one thing in defense of the Planning Board. We may not live directly adjacent to this...

Mr. Cooper - Sure.

Mrs. Farrell - ...but we live in the community and that's why we sit in these chairs. So our interest is not just for something in our own neighborhood. Our interest is in the Town and what it means for the tax base, what it means for the community and what it means for

anyone who might be coming to live here and anyone who might be living here now.

Mr. Spatz - Well said.

Mr. Cooper - Very well said.

(Tape inaudible).

Mrs. Moore - Just clarification, is this application, and I don't know, Chris, if you need this in a motion, will be tabled 'til August 16th or sooner, actually I do need to clarify that it should be August 16th because our public hearing is still open and that way we don't have, there's no re-notification to them and they are clear on when that date is. Does that work?

Mr. Spatz - August 16th?

Unknown Speaker - August 16th.

Mr. Neuweiler - Tomorrow, tomorrow I'm going to call up Codes and I'm going to talk to them about the two, the two things, instead of the three (inaudible).

Mrs. Moore - Yep, and you should, you should chat with Mickey Hayes, please.

Mr. Neuweiler - Oh yeah (inaudible).

Mrs. Moore - Absolutely.

Mr. Neuweiler - Oh yeah, I've got an appointment for 1:00 anyway.

Mrs. Moore - Absolutely. (Inaudible).

Mr. Neuweiler - If the, if the three, if you don't think there's enough room to (inaudible), I'll make it two apartments. This way I don't have to go through all this b.s.

Mrs. Moore - 'Kay.

Mr. Belden - Did we get a motion and a second on that?

Mrs. Moore - Do you want..?

Mr. Belden - Motion to table.

Mrs. Moore - Originally it was motioned by Dave, seconded by Danielle.

Mr. Belden - Dave and Danielle, thank you.

Mrs. Moore - And I just, do you need the motion for keeping it, pending it 'til August 16th. And I didn't know if you need a motion. Do you want to, just for, clarification..?

Mr. Belden - Yeah, if you could, yeah.

Mrs. Moore - I need a motion to table this application site plan 2011-8 'til August 16th.

Mr. Spatz - I make a motion we table it 'til August 16th.

Mrs. Moore - Okay.

Mrs. Farrell - Second.

Mrs. Moore - And the public hearing will remain open.

Mr. Neuweiler - Can I get a... What happens if I (inaudible) the three and go to the two?

Mrs. Moore - That's a clarification you'll chat with Chris about and he will notify the Board.

Mr. Neuweiler - 'Cause this way it makes it easier on everybody. 'Cause like you say, if there's two apartments instead of three, it don't matter. It really doesn't.

(Tape inaudible).

Mrs. Moore - We can move on to our next order of business, I believe. It's... Okay, our next order is site plan review 2011-10, tax map, tax map #210.12-2-31, 3952 Main Street. The applicant is Julie Cook, to allow use of produce stand and bakery or specialty food store.

Ms. Cook - Good evening. How are ya?

Mr. Spatz - Very good. Thanks for coming in.

Ms. Cook - I'm assuming that everyone knows where I'm living and my idea is very simple. To get started, I just wanted to do produce on the porch for the summertime. I'm a little bit behind schedule and I also have a home processing license where I could make home-baked goods out of my own kitchen. The idea is to see what kind of a customer base I kind of get coming in and if I do have a good customer base get started, I would be interested in moving into the first floor of the house, and then possibly putting a commercial kitchen in the existing dining room and a storefront in the living area. We have plenty of room on the upper floor for the two of us to live. I do believe if I had a commercial kitchen, I would also have to have a residential kitchen, which I can set up very easily with what I already have. That's kind of the goal. I just kind of wanted to start out really simply, see how I did, see if I did get a customer base stopping in, and then take it from there. Kept my job so that I didn't (inaudible) with that and I'm still good with that, but just to kind of see how I did for the summertime.

Mr. Spatz - That's good. We're glad you're trying to establish a business in Warrensburg. We could use a good bakery.

Ms. Cook - Well, that's the goal, bakery, specialty foods, candies, things like that.

Mr. Spatz - Has to be gluten free 'cause a lot of...

Ms. Cook - (Inaudible) into that a little bit.

Mrs. Moore - I have two drawings of... Yeah, I have actually three drawings. Which, I guess, the one is, the, what's existing and then you have a couple, one for area for access of snow and then you have, the last one I have is proposed area for future ground leveling. Can you describe that to me?

Ms. Cook - Mostly for residential purposes.

Mrs. Moore - Okay.

Ms. Cook - The property right there is, has an angle that goes up towards Barlow's house and we just thought about bringing in some kind of an excavator to make a couple of levels to make a personal... (Tape inaudible; people speaking at once).

Ms. Cook - Because what would happen is we'd be using the (inaudible) porch is a commercial area, we would have, we would also like to have

some kind of a personal area to be able to go outside with. And that's just, that's a thought and in the future.

Mrs. Moore - (Inaudible). Okay.

Mrs. Farrell - And the other drawing that you have, it says winter parking, cement pad in the future. Does that..?

Ms. Cook - That's another consideration that we've made, but it's basically only for, presently it would only be for a residential because we have, we personally have to be off the street for the wintertime parking.

Mrs. Farrell - Right.

Ms. Cook - Ya know, but daytime people could still be able to park on the street.

Mrs. Farrell - And does that butt up against Raymond Lane or is there...

Ms. Cook - Oh, no, no, no.

Mrs. Farrell - ...still..

Ms. Cook - There's still the whole...

Mrs. Moore - There's still a whole piece of property...

(Tape inaudible; people speaking at once).

Ms. Cook - Joe Barlow owns that whole corner lot.

Mrs. Farrell - Okay. Oh, parking for this would be on the curb.

Ms. Cook - On the street.

Mrs. Farrell - Yeah. But you're just, you're an in and out business. It's not, there won't be a restaurant...

Ms. Cook - (Inaudible) day, daytime.

Mrs. Farrell - Right. Yeah.

Mrs. Moore - I guess, you're first order of business is to sell produce or are you selling baked goods as well as part of..?

Ms. Cook - I can sell baked goods. I have a home processing license, which is free. (Inaudible).

Mrs. Moore - And it doesn't matter where you're located?

Ms. Cook - No, it didn't. And they asked me if I was on municipal water. I did not have to have my water tested.

Mrs. Moore - Okay.

Ms. Cook - But it's something that anybody can get. Designed, I think many years ago for like farmer's wives to be able to make some extra...

Mrs. Moore - Okay.

Ms. Cook - ...money out of their home. And there's only certain things that I'm allowed to sell. There's like fruit breads, regular breads, pies, cookies. It's limited to what I can get (inaudible).

Mrs. Moore - Alright. And I guess, do we want... Right now you're only doing it on the porch?

Mr. Cook - Correct.

Mrs. Moore - I'm going to... Question to Chris, does it matter that it starts on the porch and she's also indicated in the future, it'll, it

could expand to her dining room. Does that mean that it comes back to the Planning Board or?

Mr. Belden - No, what I recommended to Julie because she had talked about expanding into her, her house..

Mrs. Moore - Hm hm.

Mr. Belden - ...I just told her, because those were her intentions, to just kind of come and getting approval for both. She had kind of a phase I and phase II aspect to it..

Mrs. Moore - Hm hm.

Mr. Belden - ...so I just told her to come and get her approval, that way she wouldn't be doing this twice.

Ms. Cook - I did come in, in the wintertime and talk to them, and as, in the first of July, I came back in and I said well, I'm ready to order my produce and they kind of said, oh, well, we thought you were going to be growing, it'd be more of a fruit, home stand. And I said, well, no that's not really my intention. So they said well, then you need to come to the Board and be approved and I said, well, alright, then I'm, I'll get it all out of the way and, and taken care of right up front.

Mrs. Moore - Okay.

Mr. Spatz - That's good.

Mrs. Moore - And it's daytime, so is it seven days a week?

Ms. Cook - It probably would be to start, yeah and see, ya know, to see how it goes?

Mrs. Moore - Daytime hours or evening hours or..?

Ms. Cook - Just daytime hours.

Mrs. Moore - Okay. Chris, when she's, this last drawing that shows residential or proposed area for future ground leveling, is that something that needs to be reviewed by you or is that something that this Board has review over it, and I, I don't think we do..

Mr. Belden - No.

Mrs. Moore - ...but I just wanted to make sure, clarify that, (inaudible), the that one page for your, your use, we really have no..

Ms. Cook - It really didn't have anything to do with this, but just said, well, ya know, if that's the case, maybe you should put that in...

Mrs. Moore - Okay.

Ms. Cook - ...just (inaudible) as possible.

Mr. Belden - Yeah, we, we, we got talking about, ya know, she has the, the parking, kind of a parking lot for a cars and then she had talked about putting a, was it a deck up there or..?

Ms. Cook - Maybe a patio..

Mr. Belden - Patio space.

Ms. Cook - ...kind of an area.

Mr. Belden - Yeah.

Mrs. Moore - Okay. Do you have a separate access to the house or..?

Ms. Cook - Yes, there's an access on that side of the house right where...

Mrs. Moore - Okay.

Ms. Cook - ...(inaudible) there's another...

Mrs. Moore - You have a personal access and then the porch and...

Ms. Cook - ...front door access.

Mrs. Moore - Okay. I think that's the only thing I would suggest clarifying. Oh, this is a porch. Got it. (Inaudible). Okay.

Mrs. Farrell - It's in a commercial zone, correct?

Mr. Spatz - (Inaudible) right across the street.

Mrs. Farrell - Yep.

Mrs. Robichaud - Yeah.

(Tape inaudible).

Ms. Cook - Napa and Hector's.

Mrs. Farrell - Yeah.

Ms. Cook - And we just put... We bought it a year ago and put new siding on it last year.

Mr. Spatz - That's good.

Mrs. Farrell - Yep.

Mrs. Moore - Hm hm. I don't have anything else. Do Board members have anymore questions?

Mr. Spatz - I don't.

Mrs. Farrell - I don't either.

Mrs. Moore - Chris, do you have any other comments?

Mr. Belden - No.

Mrs. Moore - Okay. So someone want to make a motion for approval for this application?

Mr. Spatz - I make a motion for site plan review #2011-10, tax map 210.12-, 210.12-2-31, 3952 Main Street, applicant Julie Cook. I make a motion we approve it.

Mrs. Farrell - I second it.

Mrs. Moore - All those in favor.

RESOLUTION #2011-37

Motion by: David Spatz

Second by: Lynn Smith

RESOLVED, to approve application #SPR 2011-10 by Julie Cook, for tax map #210.12-2-31, located at 3952 Main Street, for site plan review to allow use of a produce stand and bakery/specialty food store.

DULY ADOPTED ON THIS 19TH DAY OF JULY, 2011 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Alice Farrell, Laura Moore, Danielle Robichaud, Lynn Smith

Nays: None

Ms. Cook - Thank you very much.

Mrs. Moore - Thank you.

Mr. Spatz - Thank you for coming.

Mrs. Farrell - Good luck.

Mr. Spatz - Good luck with your business.

(Tape inaudible).

Mrs. Moore - We got a note on our revised applica, or revised agenda; the site plan 2011-9 was, application has been withdrawn. So that's it. And then I think the only other communication was, we received our Towns and Topics and if you have not filled out your training record, you should do so and forward it to Chris.

Mr. Belden - (Inaudible).

Mrs. Moore - Is there any other comments from Board members?

(Tape inaudible).

Mrs. Moore - 'Kay, (Inaudible) making the motion for adjournment.

Mr. Spatz - I make a motion we adjourn.

Mrs. Robichaud - I second it.

Mrs. Moore - All those in favor.

Motion by David Spatz, second by Danielle Robichaud and carried to adjourn the Planning Board meeting of July 19, 2011 at 8:00 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb07192011

RESOLUTION #2011-36

Motion by: David Spatz
Second by: Danielle Robichaud

RESOLVED, that the Planning Board hold open the public hearing on application SPR #2011-8 by Robert Neuweiler, tax map \$210.12-3-42, located at 72 Hudson Street, for conversion of existing building to three apartments, for applicant to supply the board with a more detailed site plan.

DULY ADOPTED ON THIS 19TH DAY OF JULY, 2011 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Alice Farrell, Laura Moore, Danielle Robichaud,
Lynn Smith
Nays: None

RESOLUTION #2011-37

Motion by: David Spatz
Second by: Lynn Smith

RESOLVED, to approve application #SPR 2011-10 by Julie Cook, for tax map #210.12-2-31, located at 3952 Main Street, for site plan review to allow use of a produce stand and bakery/specialty food store.

DULY ADOPTED ON THIS 19TH DAY OF JULY, 2011 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Alice Farrell, Laura Moore, Danielle Robichaud,
Lynn Smith
Nays: None