

PLANNING BOARD MEETING MINUTES

May 12, 2016

PRESENT: Christopher Farrell, Daniel Doucette, Vincent Michienzi, John Howarth, Louis Gallo, Stephen Strojny, Elmer Clegg

ABSENT: Robert Gendron, Joseph Agrillo

PUBLIC: Jim Mulvey, Michael Blanton, Peter Meier, Natanya Silverman, Michael Briggs

Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 7:00pm.

Conditional Use Permit: 43 Main St. Natanya Silverman. To have a yoga studio. Use not currently listed in the bylaw.

Coreen: This is the first of its kind and falls under Section 2826 if it's not listed in the schedule. It's an existing building and normally I wouldn't bring it to the Board. There are certain findings you need to make, what category is it similar to? If you find it's a by right use, then no further review is needed.

Mr. Howarth made a MOTION to approve and hopes it's successful. Where do the customers park?

Natanya: They use the street or the parking lot by the park. It's a small space, only holding about 10 for a class.

Mr. Doucette: The use is not specified by right, it's in character and not detrimental to the area. It's similar in use to Personal Services and needs no further review.

Coreen: This is not precedent, you will always have to make a determination case by case when something like this comes up.

Chairman Farrell: When the building first came into play our downtown zoning was new and we had less stringent requirements for parking. The lot across the street is owned by three entities and those spaces have been counted in parking calculations.

Coreen: It's a public lot and nobody has exclusive rights to it.

Mr. Clegg: Allowed use table, I agree with personal services.

Coreen: If a larger gym came to Main St., we would then consider parking, etc.

Mr. Doucette: It was formerly B-1 zoning there and didn't require parking.

The MOTION was seconded by Mr. Michienzi with all in favor.

Request for Waiver: 73 Cranberry Hwy. Michael Briggs. To use the existing plan for paving and not require a new engineered plan or drawings.

Public Hearing for Special Permit #03-2016: 73 Cranberry Hwy. Michael Briggs. To use shells in lieu of paving on a portion of the westerly side of the driveway.

Michael Briggs is looking to redo the whole property and wants to use the existing drives with crushed shells on the westerly portion to break up the black and they will help with drainage. There would be a 20' apron from the street. Want to keep it lighter next to the Canal Café. It's a retail space for heat pumps. Our target market is electric homes and this area is the highest. We now have the highest electric rates in the world.

Waiver: Mr. Howarth made a MOTION to approve. The MOTION was seconded by Mr. Doucette.

Mr. Gallo: It's under 2,000sf has 14 parking spaces and only needs 11. He will be striping it, loaming/seeding the front.

All in favor of the MOTION.

Special Permit: Mr. Gallo made a MOTION to approve. The MOTION was seconded by Mr. Howarth.

Roll call vote as follows:

Mr. Clegg – yes

Mr. Doucette – yes

Mr. Michienzi – yes

Mr. Howarth – yes

Mr. Gallo - yes

Mr. Strojny – yes

Mr. Farrell - yes

Mr. Doucette made a MOTION to adjourn, seconded by Mr. Gallo with all in favor.

With no further business before the Board, the meeting was adjourned at 7:23pm.

Respectfully submitted,

Ann Gratis