

PLANNING BOARD MEETING MINUTES

June 11, 2015

PRESENT: Christopher Farrell, Louis Gallo, Elmer Clegg, Vincent Michienzi, John Howarth, Joseph Agrillo Jr., Robert Gendron, Steven Strojny
ABSENT: Daniel Doucette
STAFF: Coreen Moore, Town Planner, Tim Lydon Engineering Tech
PUBLIC: Michael Rausch, Jack McElhinney, Gary Allen, Cidalia Allen, Michael Bean, Michael Joyce

Ann Gratis, Recording Secretary

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

Mr. Howarth made a MOTION, seconded by Mr. Clegg to approve the minutes of 4/23/15 and 5/4/15. 6 in favor, 2 abstentions.

Chairman Farrell welcomed the two new board members: Robert Gendron and Steven Strojny.

Request for Release from Covenant: 14 Great Rock Rd. Lot 2G. The subdivision is complete.

Michael Bean: This is a vacant lot we purchased two years ago. The title search showed very old covenants to be released.

Coreen: I couldn't find anything so whoever did the research was very thorough.

Mr. Howarth made a MOTION, seconded by Mr. Agrillo to release the lot with all in favor.

Public Hearing for Extension of Special Permit #08-2009A: 829 Scenic Hwy. Jaspers Realty LLC. Two-year extension for 2 buildings of mixed use.

Michael Joyce, owner: The economy went south. We are requesting the extension for two years. Might make a couple of adjustments to the project. Had an offer by Cumberland Farms but it fell through when they thought the town didn't want them there.

Mr. Gallo made a MOTION to approve.

Mr. Howarth asked if anything was going to happen this time?

Michael: I'm meeting with an investor on 6/22. If it doesn't pan out, I'll build it out.

The MOTION was seconded by Mr. Michienzi. Roll call vote as follows:

Mr. Strojny – yes

Mr. Gendron – yes

Mr. Gallo – yes

Mr. Howarth – yes

Mr. Michienzi – yes

Mr. Agrillo – yes

Mr. Clegg - yes

Public Hearing for Extension of Special Permit #05-06B: 141 State Rd. Cidalia Allen. Two-year extension for 75.4% lot coverage in a Water Resource District and egress standards.

Mr. Howarth had this originally. Passed it because the garage was part of the existing business. Why the extension?

Gary: I have an opportunity to sell to a local business man and he will build it exactly as approved. I thought the special permit was good until 2017, I was wrong. If this gets approved, we start the paperwork tomorrow. He does flooring, I'll rent one bay for personal use. Mostly just storage. A rubbish company works out of my site and they're thinking of renting a couple bays for truck storage.

Coreen: This should be subject to all the same conditions/laws.

Gary: I showed him the rules about repair, hazmat, etc.

Chairman Farrell: When originally approved, it was an extension of his business. Now with a new owner, if the parameters change, we can enforce.

Public Hearing for Extension of Special Permit #05-06B: Cont'd

Mr. Howarth made a MOTION, seconded by Mr. Michienzi to approve subject to the original conditions. Roll call vote as follows:

Mr. Strojny – yes	Mr. Gendron – yes	Mr. Gallo – yes	
Mr. Howarth – yes	Mr. Michienzi – yes	Mr. Agrillo – yes	Mr. Clegg - yes

Public Hearing for Special Permit #02-2015: 23 Main St. Bay Village Auto. For multiple food carts.

Chairman Farrell read a letter from the applicant requesting a continuance and signed a waiver of time constraints.

Mr. Howarth made a MOTION, seconded by Mr. Clegg to continue to a future date, with all in favor.

Public Hearing for Modification of a Definitive Subdivision: Red Brook Harbor Properties. To consolidate ownership of lands to one lot.

Jack MacElhinney represented the applicants: In 1989 the property was split into 5 lots and Cal Path was created. There are two structures on the site now. The site was re-permitted in 2013 for the condo project and the lots were consolidated into one 4.8 acre parcel eliminating Cal Path which helps with financing.

Coreen: the lot density stays the same, it's maxed out.

Mr. Howarth: 15 condo units, no changes.

Coreen: Tim Lydon noticed the abutters names are not on the plan, they need to show.

Mr. Agrillo made a MOTION to approve subject to the Special Permit conditions for the condos.

Mr. Clegg: is the law suit settled?

Jack: yes.

Coreen: with the combination of the lots, if the project doesn't go through, it becomes a single family with guest house.

Jack: the plan changes will be made prior to the end of the appeal period. The wastewater plant has to be built before the condo's, as part of the construction loan conditions.

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

Mr. Clegg made a MOTION, seconded by Mr. Agrillo to adjourn with all in favor.

With no further business before the Board, the meeting was adjourned at 7:25pm.

Respectfully submitted,
Ann Gratis