

**PLANNING BOARD MEETING- February 3, 2014
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

PRESENT

Jim Church
Wayne Johnson - Acting Chairman
John LaVoie
Lawrence D'Angelo
Paul Puccio
Nadine Fuda, Director
Attorney Robert Linville, Esq.

MEMBERS ABSENT

Denise Mayrer, Chairwoman
Richard Laberge, Planning Board Engineer

APPROVAL OF MINUTES — January 6, 2014

Puccio moved, LaVoie seconded that the minutes be approved as amended.

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Puccio

PUBLIC COMMENT

None

Recommend to ZBA

Patrick Rohl
5 Washington Ave
Proposed - area variance

Z722-14/R20/201.16-1-34

Applicant Patrick Rohl was not present for this meeting. Mrs. Fuda explained this is a simple side yard setback and a 10% coverage issue. The applicant is looking to remove his existing home and replace it with a new home and deck. She did not see any issues with this request.

RECOMMENDATIONS TO THE ZBA

Puccio moved, Church seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Puccio

Oppose: None

SITE PLAN/ SPECIAL PERMIT

Denise Hotaling

2014-1/R40/190.1-6-21

43 East Hill Road
Proposed - Membership club W/ Farmers Market
Change in Tenancy

Applicant Denise Hotaling and Ken Pratt were present for this meeting.

Chairman Johnson asked the applicant to explain their intent.

Mr. Pratt stated that if this approval should go through he has plans to purchase the building @ 43 East Hill Road. And Ms. Hotaling submitted a written summary of what she would like to do at this site such as a farmers market, cooking club and a reference room for the cooking club members'.

Chairman Johnson stated there are 8 parking spaces shown on the map is there enough parking should the farmers market become popular.

Ms. Hotaling stated the reason for the 8 spaces shown on the map is that is what is available on that side of the building, the power lines runs through the property giving them ample area for parking.

Chairman Johnson asked if the farmers market would be held inside

Ms. Hotaling stated yes.

Mr. Puccio asked what the prior use of the building was.

Mr. Pratt stated it was a membership club, at ground level it is about 1500 sq. ft. then there is a stage at one end. They use to have voting in this building.

CHANGE IN TENANCY

Puccio moved, D'Angelo seconded **APPROVAL** of a change in tenancy at
43 East Hill Road

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Puccio

Oppose: None

William Beaudoin
1744 Rte. 9

2014-2/HC/200.-6-7

Proposed - Wellness Center
Change in Tenancy

William Beaudoin, applicant was present for this meeting.

Chairman Johnson asked Mr. Beaudoin to explain what he was looking to do.

Mr. Beaudoin stated he has a new tenant for his building at 1744 Rt. 9 doing Wellness Therapy through massage and will be selling items that go along with that such as oils bath salts and other items.

Chairman Johnson asked if there were going to be any changes to the building.

Mr. Beaudoin stated no just painting and rugs.

There were no more comments or questions for the applicant.

CHANGE IN TENANCY

LaVoie moved, D'Angelo seconded **APPROVAL** of a change in tenancy at 1744 Rte. 9

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Puccio

Oppose: None

ADJOURN

Puccio moved, Johnson seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:13 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning