

PLANNING BOARD MINUTES
MINUTES OF MEETING – December 18, 2006

ATTENDANCE; Dottie Osterhout Chairperson, Ron Vanselow Assistant Chairperson, Bill Heidrich, Bill Donovan, Mark Bergman, and Tim Record. Absent John Hunter and Al Combs Alternate.

CORRESPONDENCE: None

PUBLIC HEARING; Having been duly advertised, the Public Hearing for Subdivision Application #177-06 by Michael Morris and Walter Morris proposed a 6-lot subdivision opened at 6:45 P.M. Applicant was represented by Attorney Frank DeSantis of Staples Law Firm PC. Mr. DeSantis answered questions by the Board members regarding access and road frontage. Mr. Joseph Prall was present and spoke in favor of the project. With a motion by Mr. Bergman and a second by Mr. Donovan the Public Hearing was adjourned at 6:58 P.M.

Minutes: On a motion by Mr. Bergman and a second by Mr. Vanselow the minutes were approved as written with all in favor.

Subdivision Application #177-06 Morris

Mr. Bergman presented the Subdivision to be a Negative Impact Declaration. After affirmation there were no more questions, a motion for approval as presented by Mr. Donovan and seconded by Mr. Bergman. Motion carried 6-0.

Site Plan Application #128-06 Laura Mace

Applicant presented plan to operate a Bar at Main Street Location. Board members discussion included planned parking, lighting, signage and fare to be offered. Board members tabled this item to allow applicant to provide a more detailed plan.

Site Plan Application #129-06 Bibby and Phillips.

Applicants presented plan to operate a Gift Basket business in the basement of an existing business on Main Street. Board discussion revealed entrance and parking will be from Rail Way road, and the sign conform and hang from 300 Main Street. Conditional Approval was granted with a limit of 2 signs, one on front of building and one at the back, on a motion made by Mr. Bergman and a second by Mr. Heidrich. Motion carried 6-0.

Thissell Presentation

Applicant is represented by Attorney Dan Smith of Smith and Simon ATT. Mr. Smith presented applicant plans to sell 100 acres and keep 5 with sale to include 2 lots in a 3.2 acre zone. With Board approval Mrs. Osterhout can sign Mylar to be presented by Attorney Smith upon completion.

Emergency Services Report

Tara Sears informed Board of request of Emergency Squad to be notified with information on proposed projects to include number of proposed units. Mr. Bergman will inform Squad of past year approvals and notice will be sent to Squad going forward.

Chairpersons Report:

Mrs. Osterhout announced that the Board is now a certified Board and certificate is forthcoming. Board has received a fax from Mr. Lemery concerning required road widths. Peaceful Valley Townhouse project road condition has been resolved.

Mr. Bergman left the building.

Mrs. Osterhout informed the Board that there was no need for two meetings in January as Front Street has clarification to do on Phase I. Board contact person for Front Street will be Dan Smith.

Motion to adjourn presented by Mr. Donovan seconded by Mr. Vanselow all were in favor meeting adjourned at 8:33 P.M.

Respectfully submitted,

Marion Monroe, secretary