

Planning Commission Meeting

Wednesday, March 6, 2019

Present: Chris Haley, Rick Webster, Rob McLarnon-Vice Chair, Lee Adams, Amber Durand, Bill Staker, Rob Bernstine- Staff, Tonya Lockwood- Staff

Absent: Chris Coliukos- Chair

Vice Chair Rob McLarnon called the meeting to order at 6:30 pm, followed by the Pledge of Allegiance to the Flag of the United States of America.

Announcements:

Approval of Minutes:

February 6, 2019

Motion: Lee Adams made a motion, seconded by Rick Webster to accept the minutes from February 6, 2019. Chris Haley, Rick Webster, Rob McLarnon, Amber Durand, Bill Staker, in favor, motion carried. Lee Adams, Abstained.

Action Items:

File 2019004 – 19 Bohemia Ave – Change of Use (Café to Café and Cocktail Lounge)

Cocktail Lounge is permitted in V-1 with conditions. Must follow those conditions as specified in the CDO. Planned hours of operation are: Thurs-Sun 5 pm- 9 pm.

Motion: Bill Staker made a motion, seconded by Lee Adams to approve File 2019004 – 19 Bohemia Ave. – Change of Use (Café to Café and Cocktail Lounge) with the understanding that they must follow conditions for a Cocktail Lounge as specified in the CDO. All in favor, motion carried.

File 2019007 – 501 Cecil Street – Roof and Siding Replacement, Interior Remodel

Must meet Arch. Design Standards.

Motion: Lee Adams made a motion, seconded by Rick Webster to approve File 2019007 – 501 Cecil Street – Roof and Siding Replacement, Interior Remodel. All in favor, motion carried.

File 2019010 – 106 George Street – Minor Roof Maintenance (Approving Roof Material)

Motion: Lee Adams made a motion, seconded by Chris Haley to approve File 2019010 – 106 George Street – Minor Roof Maintenance (Approving Roof Material). All in favor, motion carried. Rick Webster Abstained.

File 2019006 – 100 Bohemia Ave. – 94” x 14” Sign

Motion: Lee Adams made a motion, seconded by Rick Webster to approve File 2019006 – 100 Bohemia Ave. – 94” x 14” Sign. All in favor, motion carried.

File 2019008 – 209 Bohemia Ave. – Renovate existing front structure, with a roof pitch change, and front porch, Demo and reconstruct rear structure, and install 2 eco paver parking spaces off alley.

Will need to go to Board of Appeals for variance for Side and Rear Setback and Lot Coverage. Planning Commission will send a recommendation letter to Board of Appeals of approval. Once Board of Appeals approval is given, applicant must come back for Planning Commission approval.

Motion: Bill Staker made a motion, seconded by Rick Webster to approve sending File 2019008 – 209 Bohemia Ave. – Renovate existing front structure, with a roof pitch change, and front porch, Demo and reconstruct rear structure, and install 2 eco paver parking spaces off alley, to the Board of Appeals with a recommendation letter from Planning Commission in favor of approval. All in favor, motion carried.

File 2019005 – 614 Biddle Street – Install 14 Roof Mounted Solar Panels

Motion: Lee Adams made a motion, seconded by Chris Haley to approve File 2019005 – 614 Biddle Street – Install 14 Roof Mounted Solar Panels. All in favor, motion carried.

File 2019011 – 2755 Augustine Herman Hwy. – Construction of New School, Parking Lot, and Play Area. Relocation of Tennis Courts and Exercise Equipment

Will work with Rob on Water/Sewer allocations.

Motion: Lee Adams made a motion, seconded by Bill Staker to approve File 2019011 – 2755 Augustine Herman Hwy. – Construction of New School, Parking Lot, and Play Area. Relocation of Tennis Courts and Exercise Equipment. All in favor, motion carried.

Zoning Administrator Report:

Approved Paver Patio and placement of 2 Heat Pump Units at 222 Charles Street.

Amber Durand is moving, she is resigning as a member of the Planning Commission.

Adjourn:

Motion: Lee Adams made a motion, seconded by Chris Haley to adjourn the meeting at 7:50 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Rob McLarnon, Vice Chair