

Planning Commission Meeting

Wednesday, August 7, 2019

Present: Lee Adams, Chris Haley, George Still, Rick Webster, Rob McLarnon (Vice-Chair), Bill Staker, Tonya Lockwood (staff), Rob Bernstine (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.

Approval of Minutes:

July 17, 2019

Motion: Lee Adams made a motion, seconded by George Still to accept the minutes from July 17, 2019. Chris H., Rick W., Rob M., Lee A., and George S. in favor, motion carried. Bill Staker, abstained.

Action Items:

File 2019030 – 605 Second Street – Bulkhead Replacement

Pending Critical Area Report. Rob McLarnon requests a copy of the Critical Area Report and any conditions placed on the project.

Motion: Lee Adams made a motion, seconded by Bill Staker to approve File 2019030 – 605 Second Street – Bulkhead Replacement, pending Critical Area Report and conditions. All in favor, motion carried. Rick Webster, abstained.

File 2019032 – 19 Bohemia Ave – Window Replacements

Motion: Rick Webster made a motion, seconded by George Still to approve File 2019032 – 19 Bohemia Ave – Window Replacements. All in favor, motion carried.

File 2019034 – 11 Bohemia Ave – Building Expansion

Pending Board of Appeal side yard set-back approval, Critical Area Commission Approval and parking mitigation conditions. Rob M. requests these approvals be brought back to the PC when completed.

Motion: Lee Adams made a motion, seconded by Rick Webster to approve File 2019034 – 11 Bohemia Ave – Building Expansion, Pending Board of Appeals side yard set-back approval, Critical Area Commission Approval and parking mitigation conditions. All in favor, motion carried.

Motion: Lee Adams made a motion, seconded by Rick Webster to send a letter recommending approval for a side yard set-back for File 2019034 – 11 Bohemia Ave – Building Expansion.

File 2019033 – 104 Bohemia Ave – Change of Use

Ed and Sara O'Hara, owners of the Inn at the Canal, will operate at Rum Guys (currently located at 19 Bohemia Ave) until Curt and Cathy retire, at that point Ed and Sarah will continue as Rum Guys. The

following conditions apply: Hours of operation shall be limited to midnight, Must follow Town Noise Ordinance, and Loitering shall not be permitted around the exterior of the establishment. Parking requirement does not change. Rob M. requests these approvals be brought back to the PC when completed.

Motion: Bill Staker made a motion, seconded by Rick Webster to approve File 2019033 – 104 Bohemia Ave – Change of Use, Pending approval of the Liquor Board and the conditions listed in the CDO. All in favor, motion carried.

New Business:

Zoning Administrator Report:

Adjourn:

Motion: George Still made a motion, seconded by Lee Adams to adjourn the meeting at 7:15 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Rob McLarnon, Vice-Chair