

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
April 15, 2013
Approved Minutes**

Board Present:

Chairman Dan Herrick
Leo Ponter
Stephen Piazza
Shaady
Aaron Gaylord
Shaady
Vontobel

Public Present:

Bill Wallace
Bonnie Borton
Bob Lanstrom-

Kaarin Lanstrom-
Carol

Perry Teasdale

Call to order: The Village of Chatham Planning Board Public Hearing of April 15, 2013 was called to order at 7:29 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

Chairman Dan Herrick called for a moment of silence for the victims of the Boston Marathon bombing.

1.) Application # 13-007, Bonnie Borton, Applicant; 1 First St. Site plan review for home occupation. Mr. Herrick asks the Applicant if she was turning one room and making it a beauty salon. The Applicant confirms. Mr. Gaylord asks the Applicant if she was going to put up a sign, Ms. Borton states she will not be putting up a sign.

Mr. Herrick asks if there are any other questions from the Board. Mr. Piazza asks if there will be just the one chair and if she leaves the house the will the occupation with her. Ms. Borton confirms this.

Mr. Herrick asks if there are any comments from the public. No replies.

The Board agrees there is no environmental impact. Motion made by Mr. Gaylord to approve the application, seconded by Mr. Piazza. All voting in favor, application approved.

2.) Application #13-013, Domenic Riccobono, Applicant; 42 Kinderhook St. site plan review for addition to existing building and new sign. Mr. Wallace, the applicant states they have moved the sign further back from the road and removed the light from the previous drawings. Mr. Herrick asks if there are any comments or questions from the Board. Mr. Piazza states he would rather see the light and the sign parallel to the road. Mr. Wallace states the owner would rather have the sign perpendicular to the road so that customers driving by can see where the business is. Mr. Piazza states he feels it will affect the character of the street. Mr. Herrick states that the zoning is residential and that this has to be treated as a business not a home occupation like the others on this street, since this has always been a business. Therefore, no others would be allowed to put signs out by the street due to the fact that this is a pre-existing business.

Mr. Herrick asks if there are any other questions from the Board – no replies. Mr. Herrick then reads aloud a letter from an abutter that lives across the street. Public members Carol Vontobel and Perry Teasdale, who wrote the abutting letter, asks if they can see the plans. Mr. Teasdale states that they are against the sign, but are grateful that no other home business will be allowed to put up signs by the road. Mr. Herrick asks if there are any other questions from the public – no replies.

Motion to approve the application with stipulations made by Mr. Gaylord, seconded by Mr. Piazza. All voting in favor.

3.) Application #13-015, Robert Lemstrom-Sheedy – Columbia Lodge #98, Applicant; 2 Park Row, site plan review for new awning. Mr. Herrick asks if the copy of the material is of the awning. The Applicant states it is and it will be 19ft wide by 4ft projecting out just over the window. Mr. Piazza states he is confused by the three photos submitted, they all seem to be the same. The Applicant states the photos show the points where the awning will hang from and it will have a manual crank. Mr. Piazza states he would have liked to see more detail of where the awning would be put on the building due to the decorative molding on the building.

Mr. Herrick asks if there is any other comments from the Board – no responses. Mr. Herrick asks if there is any comment from the public – no response.

The Board agrees there is no environmental impact. Motion made for approval by Mr. Piazza, seconded by Mr. Gaylord. All voting in favor.

Public member Bill Wallace asked to speak to the Board informally regarding a change of use application from Real Estate to a Bakery. Mr. Wallace states this is an on going business from Brooklyn. Mr. Wallace adds the front porch and deck need to be replaced, other than that they will keep everything the same. The owners will live in the upstairs and the business will be downstairs. Mr. Herrick asks about parking for customers. Mr. Wallace states they will be open off hours of Metz Wood, so they may be able to use some of their parking spots. The hours the bakery will most likely be open are from

12-7pm. Mr. Wallace states they may want to put tables and chairs on the porch in the future and wanted to know if they would have to reapply at that point. The Board states that would not be necessary. Mr. Herrick asks about what color they would be painting the outside, Mr. Wallace states it would be similar to Metz Wood. Mr. Wallace ads that there is also 2 tenant parking spots behind the building, Mr. Herrick states they should put that on the application. Mr. Herrick also ads they should bring in all pictures and colors of what is going to be done to the building.

A motion to approve the minutes for the March meeting was made by Mr. Piazza, seconded by Mr. Gaylord. All voted in favor.

Motion to adjourn meeting made by Mr. Herrick at 8:21.

Respectfully submitted,

Erin Costa, Secretary

