

**VILLAGE OF CHATHAM
PLANNING BOARD MEETING
February 18, 2013
Approved Minutes**

Board Present:

Chairman Dan Herrick
Leo Ponter
Stephen Piazza
Peter Minihan

Public Present:

Nancy Cuddihy
Steve Gallagher
David Birch

Call to order: The Village of Chatham Planning Board Public Hearing of February 18, 2013 was called to order at 7:30 PM by Chairman Dan Herrick in the Tracy Memorial Village Hall.

1.) Application # 11-007, Nikki Carchedi, Applicant; 9 Main St. Change of use – retail office. Applicant states they did not realize they needed to return for final approval when they initially went before the planning board. Ms. Cuddihy submitted to the board the color picture of the front of the building and signage to show they are compliant. Mr. Herrick asks if there is any other comment from the Board; no comments made. Mr. Herrick asks if there is any comments from the public; no comments made. Mr. Ponter made a motion to approve the application, seconded by Mr. Minihan. All voted in favor. Application was approved.

2.) Application # 12-024, David Birch, Applicant, 2 Main St.; site plan review for proposed ice cream parlor and sign. Mr. Birch presents to the Board a colored photo of a double hung, aluminum clad, wood framed window from Lowes for \$794.00. Mr. Herrick states that the present business does not have a restaurant type of business, therefore this application is actually not just for a sign, but for a change of use as well. Mr. Piazza states that the window when opened will only have 25” of passing thru space, and the applicant agrees.

Mr. Piazza states that he has issues with this project due to the location because of the height of the window. Mr. Piazza measured the window off the sidewalk to the top of the sill is 5-1/2'. Therefore he does not want to see tables set up or a step up outside the window, also there are no hours of operation mentioned. Mr. Minihan stated he has a

problem with a step up as well, it would disrupt foot traffic and be a tripping hazard.

Mr. Herrick states similar issues with the height of the window. When people can't reach things they often get dropped, which would then begin to cause stains and other debris on the sidewalk. Also, using a double hung window instead of a food-service window would also cause problems. Mr. Herrick adds that a double hung window is not really a good window to serve food out of.

Mr. Piazza adds that there would probably be a need for a garbage can outside the window, which he also has an issue with. Mr. Herrick agrees and states it would probably be better to have inside with a counter and a window, there would be more control over the atmosphere. Mr. Piazza agrees it would probably be better inside, especially if they wanted to extend the hours during the summer for movie goers, because if it was outside there would be a need for extra lighting as well.

Mr. Ponter states he would like to know if it would be more beneficial to have the business inside instead of outside? He would also like the building inspector to look at the window more closely to see if there are any health or safety issues with the height of the window. Mr. Minihan states that he thinks that the business is a great idea but it should be inside not at the window because of the height.

Mr. Herrick asks if there are any other comments from the Board: The Board states they would like to table till next month, so they can get feedback from the building inspector on any requirements needed to have this outside or any hindrances with having it inside. Mr. Piazza agrees and would like to add that if the applicant wanted to go forward at this point he would have to move to deny. Mr. Herrick states he would also have to deny the application due to the fact that it does not fit in with the historic building and the way the window would work.

Motion made by Mr. Ponter to table the application till next month, March 18th, 2013, seconded by Mr. Minihan. All Voting in favor.

3.) Application #13-006, Peter Stefanopoulos, Applicant; 29 Hudson Ave., site plan review for new sign. Applicant states the sign will be in royal blue with gold lettering. It will be a wood cutout sign with the lettering cut into the wood. Mr. Herrick states the Board needs to know which of the two signs they were going to use. The Applicant states the sign will be hanging off the building in the same location and using the same lighting as the sign that is there now. He adds that the sign will actually be a little smaller than the sign that is there now to fit the zoning code. Mr. Piazza asks if the banners are going to come down, the Applicant states they will be removed. Mr. Herrick states the Board can give a tentative approval till next months meeting, March 18th, 2013, so the Applicant can get a color photo.

Motion made for a tentative approval made by Mr. Piazza, seconded by Mr. Ponter. All

voting in favor.

A motion to approve the minutes of the January meeting was made by Mr. Piazza, seconded by Mr. Ponter. All voted in favor.

Motion to adjourn meeting made by Mr. Piazza at 8:21, 2nd by Mr. Ponter, all voted in favor.

Respectfully submitted,

Erin Costa, Secretary

1.