

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

Board Present:

Chairman Dan Herrick
Leo Ponter
Stephen Piazza
Aaron Gaylord
Harry Pisila

Public Present:

Christina Moreau
Robert Harvey
Lea Harvey
Dave O'Conner
Larry Cavagnaro

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

1.) Application #13-040, 33 Hudson Ave., Robert Harvey, Applicant; site plan review to renew walls, ceiling, floor, heating and new changing rooms. Mr. Herrick states this is actually a change of use not for the interior modifications. The Applicant, Ms. Harvey adds that the sign was also moved from the front of the original store to the center between the two stores. Ms. Harvey adds in order to expand the store, they changed the bakery next door to the clothing store. Mr. Ponter states the only exterior work was that the bakery sign was removed and the clothing sign moved to the center of the two stores. Ms. Harvey replies, yes.

Mr. Herrick asks if there are any other questions from the Board. Mr. Pisila asks where the location of the store was. Ms. Harvey states it is across from MJ's. Mr. Herrick asks if there are any other questions from the Board – no replies. Mr. Herrick asks if there are any other questions or comments from the Public – Public Member Dave O'Conner replies that as a neighbor he feels the store is attractive and brings a lot of business to the neighborhood. Mr. Piazza adds that this is another instance where the work is already done, although it is mostly interior work, therefore it is not really an issue for the Planning Board.

Mr. Herrick asks if there are any other questions or comments – no replies.

Motion to approve the Application made by Mr. Piazza, seconded by Mr. Gaylord. Mr. Herrick states– any objections – no replies, all voting in favor say Aye – Aye, Application is approved.

2.) Application #13-030, 50-52 Main St., Donald Agnoli, Applicant; site plan review to change signs from Bank of America to Berkshire Bank. Applicant, Christina Moreau presents the board with color photos of the old and new sign they want to replace. Ms. Moreau states she realizes this is in the historic district so they had to come before the Planning Board. She adds they are switching the Bank of America sign to Berkshire Bank. Ms. Moreau states she was told 30 square feet was allowed for signage. Mr. Pisila confirms the two main signs for the Bank and the ATM are within 30 square feet.

Mr. Herrick asks if there are any other questions or comments from the Board – no replies. Mr. Herrick asks if there are any other questions or comments from the Public – no replies.

Motion to approve the Application made by Mr. Piazza, seconded by Mr. Ponter. Mr. Herrick states – any objections – no replies, all voting in favor say Aye – Aye, Application is approved.

3.) Application #13-048, 7-11 Central Square, Lawrence Cavagnaro, Applicant; site plan review to renovate existing apartment to office space. The Applicant, Larry Cavagnaro hands out colored pictures of the building. Mr. Cavagnaro explains that the yellow shaded area on the pictures indicates where the apartment is that they want to convert into office space. Mr. Herrick asks if the business is expanding. Applicant, Dave O'Connor states the business is not expanding, they're just expanding the office space. Mr. Pisila asks if there will be an increase in parking – Mr. Cavagnaro states the parking will actually be decreasing. Mr. Gaylord asks if they will be displacing anyone by getting rid of the apartment. Mr. Cavagnaro states no one is being displaced, the person that was living in the apartment is elderly and is moving in with his daughter. Mr. Herrick asks if there will be any change to the exterior of the building. Mr. Cavagnaro states there is no change to the exterior just the change in occupancy.

Mr. Herrick asks if there are any other questions or comments from the Board – no replies. Mr. Herrick opens the meeting up to the public for comment – no replies.

Motion to approve the Application made by Mr. Gaylord, seconded by Mr. Pisila. Mr. Herrick states– any objections – no replies, all voting in favor say Aye – Aye, Application is approved.

A motion to approve the minutes of the October meeting was made by Mr. Piazza, seconded by Mr. Ponter. Mr. Herrick asks if there is any further discussion – no replies, all voting in favor say Aye – Aye, minutes approved.

Mr. Herrick asks if there is any further business for discussion – no replies.

Meeting adjourned at 7:50pm.

Respectfully submitted,

Erin Costa, Secretary