

*Planning Board Minutes*  
*January 17, 2017*

Present: Chairman Pitney, Member Pearce, Member Raftery, Member Cardillo, Member Carmichael. Absent: Member Talbot and Member Fletcher. Also at the meeting were: Peter Nikitas from Foresight Land and Bob Tublitz

Chairman Pitney asked for a motion to accept the minutes from December 14<sup>th</sup> Member Raftery moved to accept the minutes as presented and Member Cardillo seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Cardillo – Yes, Member Pearce – Yes, Member Carmichael – Yes, the motion carried.

Chairman Pitney asked for a motion to accept the minutes from December 20<sup>th</sup> Member Raftery moved to accept the minutes as written and Member Cardillo seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Cardillo – Yes, Member Pearce – Abstain, Member Carmichael – Yes, the motion carried.

Chairman Pitney asked for a motion to accept the minutes from January 3<sup>rd</sup> Member Raftery moved to accept the minutes as presented and Member Cardillo seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Cardillo – Yes, Member Pearce – Yes, Member Carmichael – Yes, the motion carried.

Peter Nikitas from Foresight Land presented a Form A dividing the lot at 51 Church Street. The Grange is selling a portion of its lot to Harold French. The Grange will keep 0.78 of an acre having 155 feet of frontage meeting the zoning requirements for the RC zone. Harold will acquire almost 4 acres and noted it is not to be considered a building lot but to be included with his property.

Chairman Pitney asked for a motion to approve Member Pearce motioned to verify the Form A as a plan not believed to require approval and Member Raftery seconded the vote was: Chairman Pitney – Yes, Member Pearce - Yes, Member Raftery – Yes, Member Cardillo – Yes, Member Carmichael – Yes, the motion carried.

A sign permit application was on the agenda for Gould Meadow to be presented by Ron Brouker. Member Raftery recused herself from the vote. Member Pitney mentioned in the R-4 zone a permanent sign can be displayed for non-residential use. One sign not to exceed 4 square feet if the principal building is located 30 feet or more from the street there can also be one additional sign at the entrance to the lot. There were questions as to exactly where the new sign was to be located; is a kiosk a sign, being informational was discussed. There are three signs there now, there can be only one sign 4 square feet. Chairman Pitney asked Member Carmichael to speak with the building inspector regarding the kiosk, the number of signs, the size of the signs and signs on municipal land but does no building make a difference. Member Cardillo felt that once they make a change they have to adhere to the new bylaws; it appears they are not in compliance with their signs. Member Carmichael will call Ron Brouker after speaking with Ned Baldwin, Building Commissioner.

Bob Tublitz spoke at the meeting referring to the next meeting in February, saying the last meeting was a horror story and the Planning Board is in the middle. Bob brought a hand out for each of the members. He spoke about what he thought would occur at the old Desisto School and how it would be handled over the next 15 years. Chairman Pitney thanked Bob and said we will do the best we can and we appreciate Bob's time.

Chairman Pitney asked for a motion to adjourn, Member Cardillo moved to adjourn and Member Raftery seconded the vote was Chairman Pitney – Yes, Member Pearce - Yes, Member Raftery – Yes, Member Cardillo – Yes, Member Carmichael – Yes, the motion carried.

Respectfully submitted by,

Jennifer Carmichael, Secretary