

Present at Meeting: Chairperson William McGhie
Vice-Chairperson Teri Schuerlein
Dan Freebern
Mike Raymond
Bill Siegle
Georgia McMeekin, Alternate # 1
Joe Turcotte, Alternate # 2

Also Present: Town Attorney Leah Everhart, Moira Goldfarb, Peggie Munson, Dean Munson, Andrew Cappabianca, Bernie Hill, John Donovan, Karen McCauley, Tara Merrell, Nancy Freebern, Maureen Diaz, Greg Sella, Patricia Sella, Town Board Member Bob Olson, Frank Hill and Town Supervisor Matt Simpson.

ADENDA ITEMS: File 2016-02 CU - Tax Map 88.10-1-63
File 2017-03 CU - Tax Map # 88.10-1-19
File 2017-02 SPR - Tax Map # 105-1-6
File 2017-02 CU - Tax Map # 20.10-1-8

Pledge

Chairperson William McGhie called the meeting to order at 7:00 pm

NEW BUSINESS: File 2017-03 CU
Tax Map # 88.10-1-19
Andrew Cappabianca
19 Market Street
Brant Lake, NY 12815

Seeking Conditional Use approval for use of the property/structure as an Inn under **Section 5.20** of the Zoning Law.

Andrew Cappabianca spoke to the Board members regarding his proposal to run a Hostel at the old Carlino house on Market Street. There will be room for twelve guests only and he will use the Hub parking lot for parking. He stated this use is in line with the Town of Horicon's Comprehensive Plan.

Vice Chairperson Teri Schuerlein asked how many bedrooms. Andrew Cappabianca responded 3 bedrooms; one will have four (4) bunks, one will have two (2) single beds and one room will have two (2) queen sized beds.

Vice-Chairperson Teri Schuerlein asked how many bathrooms. Andrew Cappabianca responded two and one-half baths.

Chairperson Bill McGhie asked if the septic can handle that.

Andrew Cappabianca stated that a new septic was installed in 2000 that has a 1000 gallon tank and 1000 gallon pump station and 120 feet of leach field. He will have to have Health Department confirm that the septic is adequate for his proposal.

Dan Freebern asked if all parking will be over at the Hub and Andrew Cappabianca responded yes all parking at the Hub, which he owns that is next door.

Mike Raymond asked Drew if he sees this as a starting point for bicycling or just for passers through.

Zoning Administrator Jim Steen stated about three weeks ago he approached Darren Granger. At that time no problems were mentioned. Two weeks later Darren Granger did tell Jim Steen there were problems that some of his employees were having. Jim Steen stated he did not hear anything all winter long and the only reason for his approach to the Highway Superintendent Darren Granger was because the one year review was coming up.

Town Attorney Leah Everhart asked Zoning Administrator Jim Steen if the problem was because the 30' setback was not enough.

Zoning Administrator Jim Steen stated that Darren Granger was very vague and gave no specifics. Darren Granger just said that "my guys have problems seeing when they come out of the road (Town Shed Road)". He did not mention the placement of the boats or the height of the boats.

Town Attorney Leah Everhart stated that the purpose of this one year trial period was so that the Board could find out if the 30' foot setback was enough. If the issue is someone saying the applicant is not doing what the condition on the approval mentioned then it is a compliance issue for the Zoning Administrator and not a Board issue. If it is because the 30' site distance is not addressing the site distance concern then that is something else and we are not hearing enough information to know at this point.

Chairperson Bill McGhie stated he asked both Darren and Jack to be here tonight and Darren called yesterday to say that he had other obligations and Jack was sick.

Vice-Chairperson Teri Schuerlein asked who is Jack. Someone of the members replied and said that Jack is the Assistant Foreman of the Highway Department. Teri then asked if he is making the complaint. Zoning Administrator Jim Steen said that Darren just said "my guys".

Chairperson Bill McGhie said that it is his understanding that the boats were not 30' back from the white line of the road as conditioned.

Bernie Hill stated he did not understand why no complaint was filed and addressed. He is not sure why we are talking about the same thing over again. He had the best winter last year and worked really well with the Town Highway Department all winter long without any issues.

Bernie Hill did speak with Darren Granger about the situation and he said there were issues about the setback not being met.

Mike Raymond asked when Darren Granger took over the supervisor role. Someone stated that it was last winter and he (Darren) was there all winter.

Town Attorney Leah Everhart suggested that the Board might want to table this and do a little more investigation behind the scenes until we find out what the complaint is because we have no information at this point.

Zoning Administrator Jim Steen said that he did not go measure but it did look to be 30' setback and no one complained during the winter about any problems with site distance.

Bernie Hill stated that pontoons were not located in the front row as requested because the salt ruins the bottom of the boats.

Zoning Administrator Jim Steen will sit down with Darren Granger and Bernie Hill to discuss the issue.

Dan Freebern made a motion to table this review until further notice pending the discussion between Jim Steen, Darren Granger and Bernie Hill. Second by William Siegel. **ALL AYES.**

NEW BUSINESS (Continued): **File 2016-06 CU**
 Tax Map # 88.10-1-38
 Roger Daby
 6584 State Route 8
 Brant Lake, NY 12815

Conditional Use approval for Section 8.20 Retail Business, General/Restaurant Fast Food

***TABLED AT THE REQUEST OF THE APPLICANT FOR THE PLANNING BOARD MEETING ON JUNE 21, 2017**

NEW BUSINESS: **File 2017-02 SPR**
 Tax Map # 105-1-6
 Victor and Gloria Mangano
 67 Horicon Avenue
 Horicon, NY 12815

Seeking a Site Plan Review to place a Mobile Home on the property.

***TABLED AT THE REQUEST OF THE APPLICANT FOR THE PLANNING BOARD MEETING ON JUNE 21, 2017**

PUBLIC HEARING: **File 2017-02 CU**
 Tax Map # 20.10-1-8
 Greg and Patricia Sella
 13 Redwing Drive
 Adirondack, NY 12808

Conditional Use approval for Retail Services Commercial, **Section 5.20** and a Design Review Overlay, **Section 8.22**.

Chairperson Bill McGhie opened the Public Hearing for this application.

Mike Raymond recused himself for this application as he was not in attendance at the previous meeting. Alternate # 2, Joe Turcotte was present at that meeting and he will be sitting in for Mike Raymond tonight for this application.

Vice-Chairperson Teri Schuerlein reminded Chairperson Bill McGhie that we never voted on the minutes from April 19, 2017 and Town Attorney Leah Everhart stated that we will take that vote at the end of the meeting.

Chairperson Bill McGhie stated the Board received three letters in opposition to this project and asked if the applicant Greg Sella was in attendance and if he cared to speak on this proposed project.

Applicant Greg Sella stated that he is proposing Boat Storage or Retail Services Commercial use on the property. The colors of the building will be neutral earth tone and will be bordering the sides and back with trees, hemlocks and maples. The trim around the doors will be cedar log and the doors will be bronze slate and the construction panels will be sandstone. He feels there is definitely a need for boat storage in the area. The previous building was an eyesore and he knew the property would not be feasible for a single family home. The lighting will be motion detector lighting. There will be parking on the Redwing Road side on the property. Twelve bays in total.

Vice-Chairperson Teri Schuerlein wanted to know what the concerns were from those opposing the project. The Board was instructed that they each received a copy of all of the letters.

Someone from the community asked if they will be backing up on Redwing Road and had a concern that there was a hill there. Greg Sella stated that it is quite flat in that area of Redwing Road.

Karen McCauley a town resident asked how many bays will there be. Greg Sella responded 12 bays. She also asked about the design of the project and stated that she was opposed to the project because of concern for traffic on Church Street, where she lives. She feels it is dangerous. She asked if it will be only boat storage or other things? Greg Sella responded mainly boat storage.

Tara Merrell a town resident is concerned as well because the roads in the area are small and trailers will be making 1 or 2 sharp turns coming from Church Street. She has small children and she feels that the trailers coming through is very dangerous. Esthetically it sounds as though it will be pleasing but traffic is her main concern. She suggested maybe speed bumps for safety.

Vice-Chairperson Teri Schuerlein asked if there will be 12 bays for boat storage and also asked the applicant if customers would put boats in about two times a year or would it be customers like fisherman that want to take their boat in and out every weekend? Greg Sella responded yes 12 bays and his target audience would be people storing boats for the winter and taking them in and out only twice a year.

Dean Munson a town resident asked Greg Sella are you sure it will be for boats only.

Greg Sella responded he prefers that it be boats only; however they could really put anything they want in there for storage.

Dean Munson is concerned about safety and what could possibly be stored in there that would be hazardous materials.

Vice-Chairperson Teri Schuerlein asked Greg Sella if the bays are heated or not heated. Greg Sella responded not heated.

Dan Freebern has a concern because in reading the minutes from last month's meeting he does not see anything about boats only and what he is hearing tonight is about boats only. He wants to know specifically what will be stored in the storage bays. He does not see anything stating storing for boats only.

Vice-Chairperson Teri Schuerlein asked if the size of units will be 12' wide x 30' deep each and have 10' wide doors. She stated last minutes say 15 bays but Greg Sella said that after further review of the site he is changing it to 12 bays.

Vice-Chairperson Teri Schuerlein stated that it is currently zoned commercial and she asked Zoning Administrator Jim Steen what other types of buildings could go on that property according to the Zoning Law. Zoning Administrator Jim Steen read the uses for that zone as follows:

Commercial/Residential Zone (CR-20,000 and CR-3.2):

1. USES PERMITTED BY RIGHT WITH A ZONING COMPLIANCE CERTIFICATE:

Boathouse, Dwelling, Single Family, Dwelling, Two-Family (only in CR-20,000 zone), Home Occupation or a Mobile Home.

2. CONDITIONAL USES:

Auto Body Shop, Automobile Service Station, Group Camp, Boat Storage Commercial, Dock Multiple Access, Dwelling Multiple Family (only in CR 20,000 Zone), Forestry Use, Commercial Greenhouse, Light Industry, Laundromat, Commercial Marina, Office Building, Public or Semi-Public Building and Grounds, Religious Building or Facility, Restaurant, Retail Business (Only if between 2500 square feet and 20000 square feet), Tavern, Theater, Boarding House, Hotel, Inn, Motel, Resort.

After the uses being read aloud Vice-Chairperson Teri Schuerlein stated that if any of these other uses were proposed traffic could be much worse than this proposal for a storage unit.

Chairperson Bill McGhie does not think that trailers would go up Church Street to access the storage unit.

Someone asked about putting up signs on Church Street. (Inaudible)

Vice-Chairperson Tari Schuerlein asked if Church Street is a Town or County road.

Town Attorney Leah Everhart stated that it is not about putting up signs because a public road can be used by anybody by right. You can't say if you have a boat you cannot use this road; however, the Board could make a condition of the approval that requires the owners of the property make their renters agree not to use Church Street.

Bill McGhie asked how much traffic do they get at the storage units that are currently now in the area.

Response from members of the audience (inaudible).

Nancy Freebern a town resident spoke about the Boat Storage at Bernie Hill's place and he only stores boats and cannot store junk. She wanted to know if they can do something like that.

Greg Sella stated that his place will not be only for boats so that would not work. He is seeking a Conditional Use for Retail Services, Commercial.

Dan Freebern had a question for someone familiar with boats, and he asked about a 24', 26' or 28' boat what the average width of those boats are. Frank Hill responded 8'-9'. Greg Sella stated his facility would be 10' on the inside, 12 bays with 10' doors. He spoke with other marinas in the area and they recommended 10' width. Dan Freebern then stated that seems like it would be tough getting them in there.

John Donovan a town resident stated that he is working in the Hamlet to increase improvements in the area. He has been working on reusing the Church structure as a museum and has had support of many companies, people and received a grant for historic preservation and economic development. He would like the Hamlet to be able to create people related economic activity. He would like the owner to consider other uses besides boat storage such as, for example a retail Adirondack furniture store which would increase foot traffic and is a people oriented activity.

Maureen Diaz, the owner of the Adirondack General Store in the Hamlet spoke about her concerns for the proposed use of the property. She is torn because that property was for sale for a year and anyone had the opportunity to buy it and do whatever they wanted to use it for. She would love to see another restaurant or retail business at that location. She is concerned with the speeding in the area already and wants to know what to do to get the Town to address that issue. She knows the owners and they live in the community and they are trying to make the property as pleasing as possible and also have the right to use the property to make a profit on what they purchased. She knows that it is hard to make money in the area as there is not a lot of foot traffic for say furniture sales. She would like for some kind of compromise to be reached.

Other members of the audience had concerns about signs possibly being placed that would not be wanted because they obstruct their views and others wanted to make sure the owner was going to landscape around the building with trees to mitigate visual impacts.

Chairperson Bill McGhie asked if anyone else had any other concerns besides those previously discussed.

Being no further comments Vice-Chairperson Teri Schuerlein made a motion to close the Public Hearing. Second by Bill Siegle. **ALL AYES.**

UNFINISHED BUSINESS: **File 2017-02 CU**
 Tax Map # 20.10-1-8
 Greg and Patricia Sella
 13 Redwing Drive
 Adirondack, NY 12808

Conditional Use approval for Retail Services Commercial, **Section 5.20** and a Design Review Overlay, **Section 8.22**

Chairperson Bill McGhie opened the discussion for the Board members on this proposal. He stated the colors to be used will blend in to the neighborhood.

Joe Turcotte stated that people don't want this structure but it is not plausible to deny because it meets the criteria and regulations of the Town of Horicon Law. He feels it will be an easy thing to back a boat into the building and it's feasible as proposed.

Vice-Chairperson Teri Schuerlein stated that she was against this project in the beginning but the owners made an effort to work with the character of the town by the use of the colors that blend in well, the lighting, the trees, reducing units from 15 – 12 and they can have the tenants sign an agreement to not use Church Street. After listening to all of the other uses that the property could have she feels that there will be much less traffic than there could be if some of the other uses were proposed and currently as proposed the storage facility addresses the traffic concerns of the citizens.

Dan Freebern asked if they could read the letters of concerns sent in by neighbors of the property. The Board read the letters that were submitted.

Zoning Administrator Jim Steen asked the Board if it sets conditions that they make sure they are enforceable. For example any landscaping requirements should include the number of trees, the height of the trees to shield the building. If solar panels are installed make sure the height requirements are met by the condition. If the condition on height is not set and Mr. Sella comes in wanting to put solar panels 20' in height he would have to approve that request due to the 40' height requirement set in the Town Law.

Town Attorney Leah Everhart explained the Conditional Use approval process and stated that the Conditional Use Approval, General Site Plan Approval Standards Section 11.30, the Design Review overlay and the SEQRA review needs to be discussed before any decision is made.

Town Attorney Leah Everhart read the following general standards that shall apply to all uses requiring Site Plan Approval and/or, Conditional Use Approval in any zoning districts and the Board members discussed after each section was read.

A. Impact upon Surrounding Properties.

1. Land use and development shall be planned and undertaken so as to avoid adverse impacts on adjoining and nearby land uses, and shall not adversely affect the character of the neighborhood.
2. The proposed use shall not create a significant adverse impact upon nearby properties by reason of traffic, noise, fumes, odors, vibration, flashing lights, litter, surface water or groundwater contamination, air pollution, drainage, visual impact, excessive night time lighting, creation of a safety hazard, risk of fire or explosion, or any other cause.
3. The location, nature and height of buildings, walls and fences shall not discourage the appropriate development and use of adjacent land and buildings, nor significantly impair their value.

The Board discussed the above impacts to the neighborhood and the traffic concerns amongst the neighbors. In order to remedy the concern the owner, Greg Sella will put in a lease agreement for his customers that they not use Church Street.

Chairperson Bill McGhie stated that there already is a storage unit in the neighborhood so it is in keeping with the character of the neighborhood.

Vice-Chairperson Teri Schuerlein stated that the height of the building will be 9' 2" in the front and 8'6" in the back. She suggested the Board put a condition that solar panels, if installed, will have to be flat.

A lengthy discussion ensued regarding the height of the building and whether or not to make a condition on the height of the building.

Joe Turcotte suggested that if they added a condition that no higher than a 3' change in height with solar panels, so the building is not to exceed 15' in height above grade as not to have an adverse effect on the neighborhood. If applicant needs to have it increased beyond 15' he would have to come back before the Board to have the condition modified or removed.

B. Vehicular Access.

1. Proposed vehicular access points shall be adequate in width, grade, alignment and visibility; not located too near road intersections or places of public assembly; and meet similar safety considerations. Intersections with entries onto any public highway shall be located so as to provide adequate sight distance in each direction. Driveways and other points of entry near curves or hills that obscure visibility shall be avoided.
2. If the location of one or more proposed driveways is such that a traffic hazard is created on an existing roadway due to inadequate sight distance, the Planning Board may require an alternative lot arrangement making use of a shared driveway or short access road which enters the existing roadway at a safer location.
3. This Section is intended to ensure that the best location for a driveway or entrance to a roadway is chosen based upon [REB1]the unique circumstances of the lot to be subdivided. It is not intended to prevent the subdivision of a lot, but to minimize any possible hazard.

Vice-Chairperson Teri Schuerlein stated that the closeness of the driveway to the road is intrinsic to the lot and cannot be avoided. There is no way to move the driveway.

Chairperson Bill McGhie agrees.

Chairperson Bill McGhie wants to make sure that the trees planted do not go too far forward closer to the road that would affect any sight distance on Redwing Road.

Vice-Chairperson Teri Schuerlein asked Zoning Administrator Jim Steen if there is a regulation about tree line fence from the road. Zoning Administrator Jim Steen stated we have fencing regulations but does not mention trees.

The Board discussed proposing a condition on tree line setback for the trees to be planted as to not interfere with site distance.

- C. Emergency Vehicle Access. All proposed buildings, structures, equipment and materials shall be readily accessible for fire and police protection.

The Board finds no identifiable issues with Emergency Vehicle Access.

- D. Buffers and/or Screening. The Planning Board may require that any use which has a potential significant adverse visual impact upon another property, or upon the view from a public highway or waterway, be substantially screened from view of neighboring properties and/or public highways or waterways at all seasons of the year by vegetation or by fencing of a design and type approved by the Planning Board.

Vice-Chairperson Teri Schuerlein asked if we have a map showing who the neighboring property owners are to this parcel. Zoning Administrator Jim Steen printed a map requested and the Board members reviewed the map of the adjoining property owners. Some were present in the audience.

Dan Freebern asked how to screen such a large building. Town Attorney Leah Everhart explained that we are not talking about completely obliterating any view the building just buffering or blocking the structure as much as possible. If there will be plantings along Church Street does the 15' setback give enough room to plant the trees to act as a buffer?

Joe Turcotte and Bill Siegle agreed that would be enough room for the tree buffer.

- E. Landscaping Plan. The Planning Board may require that a landscaping plan be submitted and approved that shows size of species to be planted and/or to be retained on the site. The Planning Board may require that such plan be prepared by a professional architect, engineer, landscaper, or planner.

The Board members discussed the possibility of having a professional landscape plan submitted or having a condition placed on the type and height of trees to be planted. The Board members decided to have the condition placed on the plantings instead of having the applicant go through the expense of having a landscape architect provide plans.

Mike Raymond asked what the setback is for fencing or screening in the CR 20,000 zone and if you can plant a tree in the Towns Right of Way. Zoning Administrator Jim Steen stated not without permission from the Highway Department. Jim also stated that a condition can be placed on the vegetative screening to be reviewed in a year or so to see how it is working out after a one year growth period.

Chairperson Bill McGhie stated it may take more than a year for growth enough to review, so maybe 2-3 years review is better. Bill Siegle stated he thinks it's better to put a condition that the vegetative screening be reviewed after 2-3 years.

Joe Turcotte thinks it's a pretty simple plan and a landscape architect is not necessary.

- F. Drainage and Erosion Control. Adequate provision shall be made for drainage of the site, and to ensure that storm water runoff does not create an adverse impact upon nearby lands or water bodies or water courses. Appropriate erosion control measures shall be taken to prevent the pollution of waterways by silt and sediment. The Planning Board may require that an erosion and storm water control plan be prepared by a licensed engineer or other person with expertise in erosion and storm water control. All NYS Department of Environmental Conservation rules and regulations pertaining to erosion and runoff control shall be satisfied.

Zoning Administrator Jim Steen was just informed that on Church Street there is a 50' right of way and on the Hill's property drainage and catch basins were put in the right of way. Fifty foot setback from right of way on Redwing as well.

The Board members see no erosion or storm water control issues although there will be more pavement, the applicant proposes the use of gravel rather than asphalt.

- G. Water Quality Protection. Adequate provision shall be made to ensure that any leak, spill or other discharge of petroleum based products or other chemical potentially harmful to surface water or groundwater supplies are contained and are prevented from being introduced into such waters. Approval may require that potentially harmful materials be stored on an impervious pavement, enclosed by an impervious dike high enough to contain the volume of liquid kept in the storage area, and/or be separated from any shoreline, watercourse, or storm water runoff channel by adequate setbacks.

The Board does not see any identified water protection concerns. The Board also discussed if there are any below ground petroleum storage? Bill Siegle stated that maybe a condition be put on the approval that no oils or combustible items are to be kept in the storage unit.

Town Attorney Leah Everhart stated that this does not relate to everyday use above the norm. There could be a requirement by the Planning Board that no barrels of combustibles or gas are to be contained in the storage area above those that would be incidental to boat owners.

Zoning Administrator Jim Steen stated that he was just told that there is a drainage tile half pipe into a catch basin. So the Planning Board decided that if the application is approved they will require the applicant to have in his lease agreement that no storage of barrels of gasoline or combustible materials are to be stored in the storage area.

Greg Sella, the applicant stated that it will not be boat storage only so gasoline incidental to boat storage would not be contained in the storage area. He will make sure a lease agreement states storage of such things not be stored.

- H. Lighting. Exterior lighting shall be directed down and away from adjoining residential properties and public roads, and shall not constitute a traffic hazard. Lighting shall be shielded from shining into the nighttime sky so as to prevent light pollution. High intensity lighting shall be minimized.

The Planning Board members discussed the possibility of placing a condition that only motion detector downcast lighting be used at the property.

- I. Water supply. Adequate provision shall be made for water supply.

The Planning Board members discussed the issue and determined that no water will be used on the site.

- J. Wastewater Treatment. On-site wastewater treatment systems shall comply with all applicable state and local regulations.

The Planning Board members discussed the issue and determined that no wastewater treatment will be used on site.

- K. Noise. The Town of Horicon Noise Ordinance shall apply.

Design Guidelines. The Planning Board received the overlay and the Design Guide used for construction in the Brant Lake and Adirondack Hamlets. The Planning Board members discussed the Design Guidelines provided and determined that this structure is in compliance with the Design Guide lines for the Adirondack Hamlet in the Town of Horicon. The color palette chosen and trim selection are adequate for area. The applicant has made every effort to blend it into the character of the neighborhood.

Town Attorney Leah Everhart read the results from the Warren County Planning Review referral that states No County Impact will occur as a result of this proposal and this is a local compliance issue.

Town Attorney Leah Everhart explained the SEQRA process. She explained that the applicant completes Part 1 of the Environmental Assessment Form and that the Planning Board will complete Part 2 by answering questions and determining whether aspects of the action will have “no to small” impacts or “moderate to large” impacts and then check which box on Part 2 best applies to the question. The purpose of SEQRA is to identify if there are potentially significant adverse environmental impacts that might result from the project. Attorney Leah Everhart reviewed the SEQRA form with the Planning Board. The Board then read each questions in Part 2 aloud and answered each questions individually after discussion. The Board identified no “moderate to large” adverse impacts. Town Attorney Leah Everhart stated that this is a SEQRA unlisted action and the Board has chosen to conduct an uncoordinated review.

Vice-Chairperson Teri Schuerlein made a motion that the Planning Board identified no significant impact and adopts a SEQR negative action declaration. Second by Joe Turcotte. **ALL AYES.**

Zoning Administrator Jim Steen made a comment at this point indicating that the setback from Church Street and Redwing needs to be 50' from the center of the road and the project as proposed would need a variance from the ZBA or the applicant would need to reduce the size of the building in order to not go before the ZBA for a variance.

The applicant Greg Sella stated that he will reduce the size of the building and change the structure to 10 bays from 12 bays and the size of structure would meet the setbacks needed and become zoning compliant as he does not wish to apply for a variance for this project.

He will not have to resubmit the application to the Planning Board as this was all discussed and an opinion was formulated.

Chairperson Bill McGhie stated that by making this structure smaller it would ease some concerns and that they continue to move forward.

The Planning Board members discussed what to do and they decided to make a condition upon approval that the applicant comply with all setbacks or apply for a variance from the ZBA.

The Planning Board members discussed reviewing the landscape plantings in 3 years and that the trees be evergreen type and a certain number of trees be planted the full length of the back of the building and along the Redwing side keeping in mind the site distance needed.

The Planning Board members had a lengthy discussion regarding the type of trees and the amount of trees to be planted and whether to make a condition upon approval. The Planning Board members decided that a total of 22 hemlock trees are to be planted along the back of the building and on the side of Church Street to the end of the building keeping in mind the site line issue.

There were no further issues or comments to be discussed.

Vice-Chairperson Teri Schuerlein made a motion to approve the Conditional Use for Retail Services, Commercial. for File # 2017-02 CU with conditions as stated below. Second by Bill Siegle. **1 NO, 4 AYES. Motion was carried.**

RESOLVED, the Planning Board approves the Conditional Use Permit for File # 2017-02 CU, Tax Map # 20.10-1-8, with the following **CONDITIONS**:

1. Height of structure not to exceed 15' in height from finished grade.
2. Applicant must comply with all the setbacks or apply for a variance.
3. The number of trees to be planted will be 22 hemlocks to screen the full length of the back of the building extending 25' on Church Street side not to interfere with site distance.
4. The Planning Board will review the landscaping plan after 3 years to assess the growth and the screening.
5. The applicant must include the following in his lease agreements:
 - a. Tenants are strictly prohibited from storing liquid petroleum products in the storage facility other than those incidental to what would be contained in boat or household equipment.
 - b. Tenants are required to use Redwing Road rather than Church Street for access to facility.
6. Outside lighting is strictly limited to downcast motion detection sensor lighting.

Approval of minutes: Dan Freebern made a motion to approve the April 19, 2017 minutes as written. Second by Vice-Chairperson Teri Schuerlein. **ALL AYES.**

Board Comments: None

Correspondence: None

Public Comments: None

Bill Siegel made a motion to adjourn the meeting. Second by Joe Turcotte. **ALL. AYES.**

Meeting adjourned: 9:30 pm

Next Meeting: June 21, 2017

Respectfully Submitted,
Terri Katsch, Secretary