

## PLANNING BOARD, FEBRUARY 7, 2017

### MINUTES

**CALL TO ORDER:** Chairperson Sandra Venner called the meeting to order at 7:35 PM.

**ATTENDANCE:** The Chair and Members Karol Flannery and John Thomas in attendance.

#### APPROVAL OF MINUTES:

1. **Motion: To waive the reading of the minutes of January 3, 2017 and approve as presented.**  
**Vote: 3 Yes / 0 No. Motion approved.**

#### OLD BUSINESS:

1. **Amend Minutes of January 3, 2017:** It has come to the attention of the board that the minutes of January 17 was missing item k of Correspondence, WARRANTS that the vote on this item was not recorded as stated in the minute notes so the Chair made the following motion. **Motion:** To amend the minutes of January 3, 2017 under CORRESPONDENCE, Warrants, item k to read "To approve the a warrant in the amount of \$18,168.99, to close the Planning Board Escrow Account for Con Ed Development for the Merrimac Solar Project, East Main Street and return the funds to the applicant as the project is now completed. **Vote 3 Yes / 0 No Motion approved.**"

2. **Rural Highway Zone/ Discussion of Brown Revisions:** It was suggested by Member Thomas to table this discussion until more of the board was in attendance and to give himself and other board members more opportunity to review the large amount of material. **Motion:** To table this discussion to a future meeting to allow more study of the material. **Vote: 3 Yes / 0 No Motion approved.**

3. **Project Updates:** No board action necessary at this time.

**PUBLIC HEARING:** Attorney Philip Parry, representing Alternative Therapies requested that the hearing for 17 Broad Street be continued to the meeting of February 28, 2017 to allow for the submittal of the Site Plan Review. **Motion:** To accept the request for continuance to February 28, 2017 at 7:30 PM for Alternative Therapies, Inc., for the Special Permit to locate a Medical Marijuana Dispensary at 17 Broad Street.

**PUBLIC HEARING:** Attorney Parry informed the board that the Special Permit application filed for a Special Permit for a reduced frontage lot and common drive at R Locust Street is requesting to be put on hold as the applicant is investigating the possibility of a sub-division instead of the ANR and above mentioned permits. He would probably, in the near future, be filing a conceptual plan for the property. The application was incomplete as it lacked the deposit of funds for the escrow to allow for filing fees and the opening of escrow for administrative costs of advertising and certified abutters notices.

4. **128 West Main Street:** Attorney Parry also requested a continuance of the hearing scheduled for February 28<sup>th</sup> be extended to March 7, 2017 to allow for the deliverance of revised plans for the modification of a Special Permit for Gino DiGiacomo. **Motion:** To reschedule the continuance of the Public Hearing for 128 West main Street, Dolyphn Motion for a modification of a Special Permit to March 7, at 7:30 PM. **Vote 3 Yes / 0 No. Motion approved.**

#### NEW BUSINESS:

1. **Pre-Conceptual/ Richard Waterhouse:** Neither Mr. Waterhouse or a representative was in attendance.

**CORRESPONDENCE:**

**1. WARRANTS:**

**a. Motion:** To approve biweekly payroll warrants in the amount of \$225.84 and for 112.9 for Patricia True for the period January 21, 2017 through February 10, 2017.

**2. APPEALS BOARD:** No petitions or decisions filed.

**3. COMMUNICATIONS, NOTICES & ANNOUNCEMENTS:**

**a. Future meetings February 28, 2017 and March 7, 2017**

**ADJOURNMENT: 7:55 pm**