

Betty Corrow, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, November 12, 2008 at 7:00pm, to order.

ROLL CALL:

BETTY CORROW, CHAIR	: PRESENT
RICHARD WILLIAMS, VICE CHAIR	: PRESENT
DOUGLAS CHASE	: EXCUSED
DALE HOLDERMAN	: PRESENT
MARK ROBINSON	: PRESENT
PETER TROUT	: PRESENT
BENJAMIN WRIGHT	: PRESENT
ERIC BLAISE (ALT)	: PRESENT
ATTY. THOMAS MURNANE	: PRESENT
CEO: PAUL BLAINE	: PRESENT

APPROVAL OF AUGUST MINUTES:

MOTION: Mr. Trout made the motion to approve the August minutes. Second by Mr. Wright.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

APPROVAL OF OCTOBER MINUTES:

MOTION: Mr. Robinson made the motion to approve the October minutes. Second by Mr. Trout.

ROLL CALL: Mr. Holderman- abstained, Mr. Williams – abstained, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - abstained, Mrs. Corrow - yes.

MOTION CARRIED.

PUBLIC HEARING:

- 1. SITE PLAN REVIEW:** GARY DUMAS
Site Plan Review for an outdoor Wood Boiler at 461 Peasleeville Rd.

Mr. Williams stated that when driving by the applicant's house he could only see the Outdoor Wood Boiler for a short period of time. Mr. Williams stated that coming from the East, a woodpile and a shed block it and if the woodpile were moved, you would be able to see the Outdoor Wood Boiler. Mr.

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Robinson asked Mr. Blaine to discuss what kind of screening would be needed. Mr. Blaine stated that in section 6c of the Outdoor Wood Boiler law, it states, “ The outdoor wood boiler is sufficiently screened so that the same is substantially invisible when viewing the property from the road or roads to which the property is adjacent”. Mrs. Corrow asked what percent of the Outdoor Wood Boiler would be screened if the woodpile were not there. Mr. Trout stated that the Boiler would be screened by more than 50%.

MOTION: Mr. Holderman made a motion to approve the application with the condition that the Outdoor Wood Boiler is inspected by the Code Enforcement Officer. Second by Mr. Williams.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

2. SITE PLAN REVIEW: ROBERT BANKER
Site Plan Review for an Outdoor Wood Boiler at 190 Denton Rd.

Mr. Blaine stated that the Outdoor Wood Boiler is substantially screened from the road. Mr. Trout stated that he drove by the applicants house and he saw no sign of an Outdoor Wood Boiler on their property.

MOTION: Mr. Trout made a motion to approve the application with the condition that the Outdoor Wood Boiler is inspected by the Code Enforcement Officer. Second by Mr. Wright.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

3. SITE PLAN REVIEW: DENISE DURGAN
Site Plan Review for an Outdoor Wood Boiler at 136 Connors Rd.

Mr. Holderman stated that the Outdoor Wood Boiler is not visible from the road.

MOTION: Mr. Williams made a motion to approve the application with the condition that the Outdoor Wood Boiler is inspected by the Code Enforcement Officer. Second by Mr. Holderman.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

4. SITE PLAN REVIEW: PAUL PARSONS
Site Plan Review for an Outdoor Wood Boiler at 182 Sullivan Rd.

Mr. Wright stated that the Outdoor Wood Boiler is visible from the road and would need more screening. Mr. Wright stated that the Outdoor Wood Boiler does sit 213ft. back from the road however; it is clearly visible from the road. Mr. Robinson asked what kind of screening should be used. Mr. Murnane stated there are several things that can be used for screening such as natural evergreen screening or fencing. Mr. Parsons stated that he would put up natural screening.

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MOTION: Mr. Holderman made a motion to approve the application with the condition that permanent natural evergreen screening is in place by May 15, 2009 and that the Outdoor Wood Boiler is inspected by the Code Enforcement Officer. Second by Mr. Wright.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

6. SITE PLAN REVIEW:

RON AND LYNDA LAMOUNTAIN

Site Plan Review for an Outdoor Wood Boiler at 101 Military Turnpike.

Mr. Trout stated that he believes the Outdoor Wood Boiler to be substantially screened. Mrs. Corrow stated that she does drive by Mr. and Mrs. Lamountain's everyday and she believes there is sufficient screening as well.

MOTION: Mr. Trout made a motion to approve the application with the condition that it be inspected by the Code Enforcement Officer. Second by Mr. Blaise.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

7. SITE PLAN REVIEW:

SCOTT BAZZANO

Site Plan Review for Restaurant at 2931 Rt. 22

Mr. Robinson stated that Mr. Bazzano would like to renovate the existing building that is on the corner of the lot and incorporate it with his restaurant. Mr. Bazzano stated that all he is going to be using the building for is pick-up and delivery service. Mrs. Corrow asked how he planned on advertising where the pick-up and delivery would be located. Mr. Bazzano stated that he would have signs up for customers so they knew which building to go to. Mr. Murnane asked Mr. Bazzano if he owned the whole building. Mr. Bazzano stated that he did own it and a hairdresser rents 1/3 of the building. Mr. Trout asked Mr. Bazzano if the hairdresser would be staying in the building. Mr. Bazzano stated that the hairdresser would still use 1/3 for her business and he would use the other 2/3 for his business. Mr. Robinson stated that on the map he shows designated parking to the south. Mr. Robinson asked Mr. Bazzano if he planned on using that space for pick-up or for his restaurant. Mr. Bazzano stated that he would place signs stating 15 minute parking so that people know where to park. Mr. Murnane asked Mr. Bazzano if he is going to use an entry on the south side of the building for pick-up. Mr. Bazzano stated that there is an entrance on the north side as well so he would leave that open and also open an entrance on the south side of the building. Mrs. Corrow asked if the parking spaces shown on the map are already shown on the property. Mr. Bazzano stated that the parking closest to the building is already shown on the property but the other spaces are not. Mr. Murnane asked Mr. Bazzano which entrance would primarily be for pick-up, the south or north side. Mr. Bazzano stated that he would use the south side primarily for pick-up. Mr. Murnane asked Mr. Bazzano if he would have a sign for the customers showing them where they would need to go for pick-up. Mr. Bazzano stated that he would place a sign up saying "customer pick-up" for the customers. Mr. Holderman stated that the north side parking could be used only for the delivery vehicles and then customer pick-up parking on the south side. Mr. Bazzano stated that in the spring he plans to pave the parking lot and mark the parking spaces. Mrs. Corrow went over the Site Plan Review checklist. Mr. Murnane stated the Mr. Bazzano should have downward casting lights on the building.

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MOTION: Mr. Trout made a motion to approve the application with the conditions that there be exterior lighting down casting on entrances on the North and South entrances, parking delineation signs, pick up on the south side, delivery vehicles on the north side, and July 1, 2009 deadline to complete items required under Site Plan Review for the existing business.
Second by Mr. Blaise.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

8. SITE PLAN REVIEW: RICK HARVEY
Site Plan Review for an Outdoor Wood Boiler at 224 Davern Rd.

Mr. Blaise stated that the Boiler is directly behind his house and in the woods. Mr. Blaise stated that he could not see the Outdoor Wood Boiler from the road.

MOTION: Mr. Holderman made a motion to approve the application with the condition that the Outdoor Wood Boiler is inspected by the Code Enforcement Officer. Second by Mr. Blaise.

ROLL CALL: Mr. Holderman- yes, Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

ANY FURTHER BUSINESS:

Mrs. Corrow stated that she would like to talk about meeting attendance. Mr. Murnane stated that Mr. Chase is the only person who appears to have missed many meetings. Mr. Blaine stated that maybe he would prefer to be an alternate member. Mrs. Corrow stated that she would contact Mr. Chase and speak with him to see if he would like to step down to an alternate position.

CEO REPORT:

Mr. Blaine stated that this month has been very busy with Building Permits and Planning Board Applications.

ADJOURNMENT:

Motion made by Mr. Williams. Second by Mr. Wright.

All so moved.

Date filed with Town Clerk _____