

MEMBERS PRESENT: Hal Gaffin, Chair; Hank Besanceney; Mark Donahoe; Jim Hoh, Theresa Markham

ALSO PRESENT: Danny Bassette, Charlie Johnson, Paul DeTurck, Larry Cranmer, Dave Devries

Chair Gaffin called the meeting to order at 7:35 PM

PRELIMINARY REVIEW: SPECIAL EXCEPTION USE – 17 HIGH STREET: LARRY CRANMER

Mr. Cranmer explained that he is the sole owner of Bean Milling Co. (DBA Cranmer Feed & Grain), located at 17 High St. He currently has unused warehouse space that is generating no income. He feels there is a lack of public meeting space in the Village and therefore would like to convert this space so it can be used for public assembly/meeting hall for local groups. His primary goal is to generate income by renting this space.

His business is now located in new warehouse space. The old warehouse space is approximately 2500 sq. ft. and it is this space that he would like to convert. There will be a partition between the old and new warehouse space so that the rental space will completely separate from the business space.

Jim Hoh raised the issue of setbacks, etc. and asked if it was likely that other variances would be required. C. Johnson said that the space in question (i.e. meeting room space) should be looked at as if it were a stand-alone building and, when looked at this way, all setbacks requirements are within the zoning guidelines.

Chair Gaffin asked if there were any comments/questions from the public.

Paul DeTurck (62 Monroe St) said he was concerned about the significant number of new parking spaces this would entail. He thinks a provision should be made for drainage so neighbors don't get flooded by the new parking lot. He would also like to know what type of provision there will be for lighting.

Chair Gaffin said these are valid issues that should be raised in front of the Planning Board when Mr. Cranmer applies for planning permission.

Mr. DeTurck said he disagreed with Mr. Cranmer's comment about there being a lack of public meeting space. He said there is quite a bit of meeting space available, such as the Legion hall, new library, schools, churches, etc.

Chair Gaffin closed the public hearing at 8:12 PM.

Motion by Mark Donahoe, seconded by Jim Hoh, to approve the application as presented.

Chair Gaffin said he would like to add the following restrictions:

1. the space can be used for part-time rental only
2. the space cannot be used for "social only" gatherings
3. Mr. Cranmer would have to come back to the ZBA for review of the exception in 12 months

Theresa Markham brought up the question as to whether they want to grant this type of exception for this property. She expressed concern about so many parking spaces and parking

lots backing onto residential lots. Chair Gaffin said this is an issue for the Planning Board and does not come under the purview of the ZBA.

Chair Gaffin asked for a vote on the amended motion:

Approve the application as presented with the following restrictions:

1. the space can be used for part-time rental only
2. the space cannot be used for "social only" gatherings
3. Mr. Cranmer would have to come back to the ZBA for review of the exception in 12 months

ROLL CALL VOTE

1. H. Besanceney – Aye
2. H. Gaffin – Aye
3. M. Donahoe - Aye
4. J. Hoh – Aye
5. T. Markham – Aye

ALL IN FAVOR

MOTION CARRIED – PRELIMINARY SPECIAL EXCEPTION USE GRANTED

Chair Gaffin explained to Mr. Cranmer that, since a sign was not posted on his property 10 days before the hearing, he will have to come back to the ZBA for a formal hearing in order to allow interested members of the public to comment.

It was also explained to Mr. Cranmer that if his application is approved by the ZBA, he will then need to apply to the Planning Board for permission.

Motion by Jim Hoh, seconded Theresa Markham to adjourn the meeting at 8:38 PM.

ALL IN FAVOR

MOTION CARRIED – MEETING ADJOURNED

Respectfully submitted,

Judi Barrett

Clerk for the Zoning Board of Appeals