

TOWN OF FAIR HAVEN
 PLANNING COMMISSION
 REGULAR MEETING – August 19, 2009

Commission Members Present

MEMBER	X = HERE	MEMBER	X = HERE
Rebecca Audet		Nicholas Michael	X
James Coombs	X	Bonnie Rosati, Clerk	X
Kevin Durkee		George Stannard, Chair	X
Dave Eighmey, Vice Chair	X		

Others Present: Phil Adams - Zoning Administrator; Todd Eckler, Dennis Hillier, David Nelson

CALL TO ORDER:

Meeting called to order at 7:14 pm by George Stannard – Chair

NEW BUSINESS

Todd Eckler - Application A2009-035

Application for approval of the installation of a second single family house on a 4.35 acre parcel.
 Location: Greene Road. Tax Map # 10-01-09

Mr. Eckler proposed to construct a second single family home with attached two car garage on his parcel. He will not subdivide the property. The property is in the Rural district. The septic system has been approved by the State. He will not be on Town Water and Sewer. A driveway permit has been applied for. All setbacks and coverage are met.

Dave Eighmey moved the Commission to approve application A2009-035 as presented. Jim Coombs seconded. Motion carried.

Dennis Hillier - Application A2009-040

Application for approval of a change in use from residential storage to business/professional office.
 Location: Southwest corner of Liberty Street and Cottage Street. Tax map # 24-51-74

Mr. Hillier explained that he does not have a specific type of business in mind but is leaning toward a professional type business.

Zoning Administrator Adams indicated that a variance may be needed for the driveway. Mr. Adams stated the applicant proposes to change the fencing by reducing it in size, add plantings to screen from the adjacent residential properties, the property has the required number of parking spaces which is 4 according to the square footage. The development meets the zoning requirement with the exception of the driveway.

Mr. Hillier will remove the small shed and will re-point the outside of the block building.

The screening will be on the River Street side and Cottage Street side of the property.

The existing driveway will be moved.

The property is not in the flood plain.

Dave Eighmey moved the Commission to approve application A2009-040 contingent on receipt of a variance for the driveway location. Jim Coombs seconded. Motion carried.

David Nelson Application A2009-042

Application for approval to construct a 11' by 13' addition on the first floor for use as a tanning room and installation of two bathrooms on the second floor to begin the use of Business/Professional Office.

Location: 51 Main Street. Tax map # 24-51-65

Mr. Nelson proposes to construct two bathrooms on the second floor of 51 Main Street. The bathroom will be on the east side of the hallway. A fire door will be added at the end of the hallway connecting 51 Main Street to 49 Main Street.

Mr. Nelson explained the addition of another tanning room and deck with canopy. This will need to go before the Zoning Board of Adjustment.

The Planning Commission will only look at the use of the second floor as business/professional office space, addition of bathrooms and a fire door and the use of an additional tanning room.

The previous application was withdrawn and therefore, the previous plan is no longer approved.

The proposed use of the second floor at 51 Main Street is professional/business office space.

Dave Eighmey moved the Commission that no action will be taken by the Planning Commission on Item A on the application (deck and canopy) as this item must be referred to the Zoning Board of Adjustment for a variance. Nick Michael seconded. Motion carried.

Dave Eighmey moved the Commission to approve Item B on the application which is the the rear exit and the use of the tanning annex addition of 13'11" contingent on receipt of a variance from the Zoning Board of Adjustment. The addition includes the properties of 49 Main Street and 51 Main Street. The Tanning Annex will be attached to 51 Main Street and will carry over onto 49 Main Street. Nick Michael seconded. Motion carried.

Dave Eighmey moved the Commission to approve Item C on the application to construct two bathrooms on the second floor of 51 Main Street and to approve the use of the second floor of 51 Main Street as a professional/business office. Nick Michael seconded. Motion carried.

Bonnie Rosati moved the Commission to approve Item D fire door on the second floor connecting 49 Main Street and 51 Main Street to be used as an exit from 49 Main Street. Dave Eighmey seconded. Motion carried.

The Planning Commission also did not address the roof over the existing concrete slab as that will also be referred to the Zoning Board of Adjustment.

Mr. Nelson then explained that he received a permit for 49 Main Street for 7 single family units. The approval was for 3 one bedroom apartments and 1 efficiency apartment on the second floor of 49 Main Street. He would like to take a one bedroom and make it a 2 bedroom. Instead of having an efficiency and 3 one bedroom apartments he would like to take a one bedroom and make it a two bedroom and make the efficiency a one bedroom. The walls inside the apartments are seven feet high.

This request will be tabled and put on the next agenda for discussion and approval.

UNFINISHED BUSINESS

None

REVIEW OF MINUTES OF PREVIOUS MEETING

Nick Michael moved the Commission to approve the minutes of the July 1, 2009 regular meeting. Jim Coombs seconded. Motion carried.

Dave Eighmey moved the Commission to approve the minutes of the July 3, 2009 Special Meeting. Jim Coombs seconded. Motion carried.

OTHER BUSINESS

Review Mail

Mrs. Rosati reported a catalog of outdoor equipment had been received.

Mrs. Rosati reported a notice had been received regarding the estate of Julia Faryniarz and a boundary line adjustment. The Town Clerk also received a copy.

Mrs. Rosati reported receipt of an announcement for the annual Town Fair to be held October 1, 2009.

Public Comment

No public present

Jim Coombs moved the Commission to adjourn. Bonnie Rosati seconded. Motion carried.

ADJOURNMENT

8:38 PM – Meeting Adjourned

Respectfully submitted,
Bonnie Rosati