

TOWN OF FAIR HAVEN
PLANNING COMMISSION
REGULAR MEETING – June 16, 2010

Commission Members Present

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

Others Present: Phil Adams – Zoning Administrator; Rubin Kramer-Applicant

CALL TO ORDER:

Meeting called to order at 7:12 pm by George Stannard – Chair

NEW BUSINESS

Rubin Kramer/Borderview Automotive, Inc dba K's Cones - Application A2010-035

Request for approval of an additional commercial use for the sale of soft serve ice cream in a portion of the existing building and two commercial signs.

Property owner Jacqueline A. Sawin-Trustee. Location: 556 Route 4A. Tax map number: 22-01-09

Zoning Administrator Adams stated the existing building is presently occupied by First Student Bus Company and Borderview Auto Sales. Mr. Kramer will block off an area of the lot in front of the ice cream stand with moveable posts. Mr. Kramer will also have a free standing removable banner sign and a small metal sign on the building. It is a commercial zoning district but must be reviewed under site plan review.

Proposed hours of operation are 2 pm to 10 pm, 7 days a week with the ice cream stand closing Labor Day weekend. The proposal is to sell creamies only. There will be no cooked food. The Creamy stand falls under the jurisdiction of the Department of Agriculture as it is considered a frozen desert and Mr. Kramer stated he has obtained his permits from them.

The banner sign will not be lit. The banner sign will be located at the top of the pre-existing concrete loading dock just to the west of the ice cream stand.

The second sign will be a metal sign on the face of the building and will be lit by the pre-existing downward lights which cover most of the lot.

The banner does not fall under the zoning regulations for banners as it is a commercial sign.

Vehicles for sale will be moved to the side to allow for customer parking in front of the building. Picnic tables may be located within the cordoned off area in front of the building.

Jim Coombs moved the Commission to consider the proposal as stated in application A2010-035 as minor development. Dave Eighmey seconded. Motion carried.

Jim Coombs moved the Commission the approve application A2010-025 as presented. Dave Eighmey seconded. Motion carried.

Bonnie Rosati moved the Commission to approve 2 commercial signs, one a fabric free standing removable banner reading K's Cones Soft Serve to be place on the pre-existing loading dock and the second sign, a metal sign, to be flush mounted to the front of the building in the same location as the existing Borderview sign. The metal sign will read Borderview on one side and K's Cones Soft Serve on the reverse side. The metal sign will be reversible by

season. The fabric banner sign will be removed when the ice cream stand closes in the fall of each year. Jim Coombs seconded. Motion carried.

Mr. Kramer was informed that these two approved signs are the only signs that are allowed. If he wants to add any additional signs such as a cone or open flag or an A-frame that says open he will need to speak with the Zoning Administrator for permits.

UNFINISHED BUSINESS

None

REVIEW OF MINUTES

Dave Eighmey moved the Commission to approve the minutes of the June 2, 2010 regular meeting. Jim Coombs seconded. Motion carried.

OTHER BUSINESS

Review for approval minute takers invoice.

Bonnie Rosati, the minute taker, presented an invoice covering the period of January 1, 2010 to June 30, 2010 for taking Planning Commission minutes. The invoice totaled \$110.00.

Dave Eighmey moved the Commission to approve the minute taker invoice as presented in the amount of \$110 for the period of January 1, 2010 to June 30, 2010. Jim Coombs seconded. Motion carried.

Chairman Stannard dated and signed the approved invoice.

REVIEW OF MAIL

Bonnie Rosati reported receiving notice from ANR regarding an application for a waste water permit submitted by Joan Sheldon and Julia Sheldon of Sheldon Road. A second notice was received that a waste water permit had been issued for tax map numbers 04-01-43 and 04-01-44 as a single family residence.

Bonnie Rosati reported that the Commission received a letter from the Poultney 4th of July Parade Committee. They are looking for groups from Fair Haven to be involved and asked the Planning Commission to pass the information along to any groups the Commission could think of.

End of Physical Year

Bonnie Rosati reported that the fiscal year would be ending in a couple of weeks. The Planning Commission has \$1076.23 unspent. There are two outstanding bills to be paid, one for \$110 the other for \$50. That will leave approximately \$916.23 unspent. The Commission discussed whether any funds needed to be encumbered out of this budget.

The Commission determined that no funds needed to be encumbered from the FY10 budget.

PUBLIC COMMENT

No public present

Dave Eighmey moved the Commission to adjourn. Bonnie Rosati seconded. Motion carried.

ADJOURNMENT

7:48 pm - Meeting adjourned.

Respectfully submitted,
Bonnie Rosati