

**PLANNING BOARD REGULAR MEETING, July 27, 2022 AT 7:00PM**

- 1 -

**Members present:** Chairwoman Severance, Alan Hipps, Mary Lou Fitzgerald, Elisha Bartlett, Chris Maron, Ken White, Rob King, Cheri Phillips, & Daniel Berheide.

**Guest Present:** George Hainer, Catherine Simmer, Taylor Haskins, & Josh KingZack

Chairwoman Severance: Called the meeting to order at 7:08 pm. Our first order of business is Taylor Haskins and Josh KingZack with The Mill project. They are here for a special permit request.

Mr. Haskins: We are looking to preserve the character of the building.

Mr. KingZack: We will be using the clap board and insulating the interior.

Mr. Haskins: We had a welcome party on Father's Day with about 150 people present. We needed overflow parking which was provided by Paul Spooner.

Mr. KingZack: We have planned for 23 parking spots, which is required by the Town based on the building use. Both neighbors are very positive about that we are doing.

Mr. White: When the mill was in operation there was a large truck that was parked along the Trincer side. Is that available for parking?

Mr. KingZack: We prefer not to use that side of the building for parking for safety. As of now we have enough planned parking.

Chairwoman Severance: How do you plan to heat the building?

Mr. Haskins: Electric, heat exchange pumps and the building.

Mr. KingZack: The architects said with the design and insulation it would take five days to get below 50 degrees. We will be bringing the building up to 2022 standards while maintaining its original character.

Mr. Maron: Have you thought about state funding for energy efficiency?

Mr. Haskins: Yes, we have looked into efficiency programs.

Mr. KingZack: The architectural firm goes 100% green. We are looking to solar in the future.

Mr. Haskins: We are focused on electric so we can go to solar in the future.

Chairwoman Severance: What will the hours of operation be for business?

Mr. Haskins: We honestly don't know yet.

Ms. Bartlett: Once you settle on tenants will they need to come before the planning board?

**PLANNING BOARD REGULAR MEETING, July 27, 2022 AT 7:00PM**

- 2 -

Mr. Haskins: There will be normal business hours.

Ms. Bartlett: What is your intention for managing tenants? Will the tenants need to come before the planning board?

Mr. Hainer: Permitted use does not need to come before the planning board.

Mr. KingZack: The landlords can stipulate that tenants must come before the planning board before we sign a lease.

Mr. Hipps: If it needed to be reviewed Mr. Hainer will let us know.

Mr. KingZack: We would like a permit to repair the outside of the building.

Ms. Fitzgerald: Should we do a site visit?

Chairwoman Severance: Yes, we should. We had decided that should always be done.

Discussion about availability of the board and the land owners. Settled on Monday, August 1, 2022 at 5:30 pm.

Chairwoman Severance: Do we deem this special permit application complete?

Mr. Hipps: I'll make a motion to deem the application complete.

Mr. White: I'll second that motion.

- **Resolution 2022-13 Deem the special permit application for OMNM, LLC complete.**

**Resolved:** To deem the application for OMNM, LLC, Tax Map No. 66.56-1-22.002 complete

**Moved by:** Mr. Hipps

**Seconded by:** Mr. White

**In Favor:** Ms. Bartlett, Ms. Fitzgerald, Mr. White, Mr. Maron, Mr. Hipps, and Chairwoman Severance

**Opposed:** None

Mr. Hipps: I'll make a motion to set the public hearing.

Ms. Fitzgerald: I'll second that motion.

**PLANNING BOARD REGULAR MEETING, July 27, 2022 AT 7:00PM**

**- 3 -**

**• Resolution 2022-14 Set a public hearing for OMNM, LLC.**

**Resolved:** To set a public hearing on Wednesday, August 24, 2022 at 7:00pm for OMNM, LLC, Tax Map No. 66.56-1-22.002 special permit application.

**Moved by:** Mr. Hipps

**Seconded by:** Ms. Fitzgerald

**In Favor:** Ms. Bartlett, Ms. Fitzgerald, Mr. White, Mr. Maron, Mr. Hipps, and Chairwoman Severance

**Opposed:** None

Mr. Hipps: Does the ZBA need to be involved for the housing?

Mr. Hainer: In 2010, the Town amended its law to allow for commercial use in the industrial zone. The Westport Hotel, Paul Spooner's Garage, Westport Apartments and Self-Storage has housing units. Individual mobile homes are allowed.

The Planning Board is referring to the Zoning Board of Appeals for the housing units.

A discussion about the fire system.

Mr. KingZack: The entire building will have a fire system.

Mr. Hipps: Will it be the required pressure and flow?

Mr. KingZack: We have 6" lines.

Mr. Hipps: Hopefully that is enough pressure.

Chairwoman Severance: The next order of business is in regards to the town law.

Mr. Hainer: The Town Board has hired Joel Russell to review and revise our town sign law. He will do a draft and two updates. Once the draft is complete the update will be reviewed by the Town Board, Planning Board and the APA. This is a necessary update to align our law with Supreme Court rulings.

Discussion about signs in Town and the laws to enforce signs. The Town Land Use sign section must be updated before enforcing any sign laws.

**PLANNING BOARD REGULAR MEETING, July 27, 2022 AT 7:00PM**

**- 4 -**

Ms. Fitzgerald: I make a motion to adjourn.

Mr. Hipps: I'll second that motion.

Chairwoman Severance: All in favor? Adjourned.

- **Resolution 2022-15 Adjournment**

**Resolved:** To adjourn the regular meeting at 8:04 pm

**Moved by:** Ms. Fitzgerald

**Seconded by:** Mr. Hipps

**In Favor:** Ms. Bartlett, Ms. Fitzgerald, Mr. White, Mr. Maron, Mr. Hipps, and Chairwoman Severance

**Opposed:** none

Respectfully submitted,

Catherine L. Simmer, Secretary