

No one representing the applicant was present at this meeting. Mr. Ventres presented the plan to the commission. He reviewed the proposal for the 11,000 square feet to their building. The plan is before Chatham Health District at this time. The commission reviewed the location of the driveway.

Motion by Mr. Gillis, seconded by Mr. Gubbins to set a public hearing on Application 13-13 for the next regularly scheduled meeting. Motion carried by unanimous vote.

Motion by Mr. Matthew, seconded by Mr. Gubbins to change the order of business. Motion carried by unanimous vote.

8. ZEO REPORT:

Mr. Ventres distributed copies of a letter dated July 25, 2013 to Camp Chomeish. Mr. Brownell handed Mr. Ventres a letter dated July 31, 2013 from the State Fire Marshal, which stated the facility is compliant at this time. Mr. Ventres will add this letter to the file. However, he informed the commission that the camp decided to install new water heater units, which did require further inspection.

It was decided that Mr. Ventres would go through the file and send a letter outlining the issues that are still outstanding. Mr. Thomas believed all of the things that need to be done should be outlined, including building issues, public health issues, as well as planning and zoning issues. Mr. Thomas suggested the checklist should include an inspection by the building official.

Responsive to inquiry by Mr. Matthew, Mr. Ventres stated right now, they are using a septic that does not have a final permit. There is no certificate of occupancy at this point.

Mr. Gillis asked what the occupancy was during this session, to which Mr. Ventres did not have a number.

Mr. Ventres distributed a letter dated July 24, 2013 on I-Park and their desire to be approved as an educational art center. Currently, it is a single-family home on Hopyard Road. I-Park has hired Mr. Roger Nemergut as the project engineer. This project will likely be done this Fall. Mr. Ventres reviewed his concerns with Mr. Nemergut. Mr. Gillis asked where in the regulations the residential artist colony could be found. Mr. Ventres responded that it was in Section 9.2.5 of the zoning regulations.

Mr. Ventres reported that Mr. Puska has been dealing with zoning violations at summer residences that have campers on site as well. In some cases, the campers have hooked into the on-site septic system.

Mr. Ventres stated that Attorney Bennet will be moving forward on the Milan Cais matter within the next couple of weeks.

7. DISCUSSION

A) Wineries

Not discussed

B) Stables

Mr. Gillis believed the draft language is vague. Mr. Ventres indicated for residential stables, the suitability is really dependent upon the soils.

Mr. Brownell asked how many stables there are in town. The commission briefly discussed Ray of Light farm, and Fox Hopyard. Mr. Ventres stated that Mr. Sikorski on Honey Hill Road has a stable, as does Mr. Bob Thomas on Clark Hill Road.

Mr. Ventres indicated that he was trying to write a regulation that would give people an option who wanted to have a stable. Mr. Thomas asked if the idea was to give people who wanted to have some type of agriculture or a legal way to do it, to which Mr. Ventres responded affirmatively. The goal is to have a regulation that would allow people with a stable, etc. to hold an event, such as a corn maze, farmer's market, etc.

Mr. Curtin arrived at this time.

Mr. Ventres will prepare a draft to include this language.

C) Minimum Buildable Square

Mr. Ventres received something from Attorney Knapp, but has not yet had an opportunity to go through it, since he just returned from vacation.

D) Gateway Height Regulation

Mr. Ventres had no new information to report.

E) Other regulations and ordinances to review

None

Other:

Mr. Tarbox asked to address the commission. He stated there are two things that are still outstanding on the temporary permit for the new Wrassling Cats Coffee House. They have not replaced the stone wall, and they have not put the barrier in front of the dumpster yet. Mr. Brownell stated that Mr. Ventres just returned from vacation yesterday, but he will look into this issue.

Motion by Mr. Thomas, seconded by Mr. Matthew, and carried by unanimous vote to take a brief recess at 7:53 p.m.

The meeting reconvened at 8:00 p.m.

Noting that the time was now 8:00 p.m., the public hearing began.

6. PUBLIC HEARING:

Mr. Brownell read the call for the following public hearing:

A) Application 13-12, George Fellner, AIA, applicant, Robert Knakal, property owner, 79 Honey Hill Road, Special Exception review to construct an accessory unit (pool house) and install lighting for a tennis court.

Mr. Goerge Fellner, architect addressed the commission on behalf of the applicant. He distributed the green, certified receipt cards to Mr. Ventres.

Mr. Fellner stated the applicant wishes to do a series of home improvement projects, which include an addition, a new pool house/guest house, a new pool, and lighting for a tennis court. One side of the pool house will be one story, and the other side will be two stories. There are two bedrooms proposed. The proposal is for 1500 square feet, which is over the 750 square foot size in the regulations, which require double the acreage. This parcel is 25 acres.

Mr. Chris Hoff, Latitude Design Services addressed the commission. Mr. Brownell asked where in relation to Honey Hill Road this parcel is located. The property was located on one of the maps in the plan.

Mr. Gillis asked in what zone this property is located. Mr. Fellner responded that this is in the R-2 zone. The commission discussed the survey, etc. Mr. Hoff can get the survey information.

Mr. Hoff stated they were limited as to where the pool/pool house, and tennis courts could go based on the slope to the south of the existing house. They will require a retaining wall behind the tennis court.

Mr. Matthew questioned the grade change at the tennis court. Mr. Hoff stated one end of the retaining wall will be 9-feet high, and the other end would require no grade change.

Mr. Hoff stated there is an existing woods road that the property owner would like to use as a driveway to go around the property and enter the garage beneath the existing house.

Responsive to inquiry by Mr. Curtin, Mr. Hoff stated the tennis court would be regulation size of 60' x 120'.

Mr. Curtin asked where the water would go from the surface of the tennis court. Mr. Hoff stated there would be catch basins. He showed the commission the grading plan. Mr. Hoff explained that

everything coming off the existing patio and new proposed driveway would be directed into one catch basin. They can bring everything to a natural depression, which will flow into level spreaders. All of the water will go to the southwest corner. They have determined that there are no wetlands on the site.

Mr. Hoff stated the tennis court lighting would measure 50 lumens to the north/south, and 40 lumens to the east/west. The lights will be directed downward. He stated one would not detect any light within 50 feet of the tennis court. Responsive to inquiry by Mr. Brownell, Mr. Hoff stated the light would be located approximately 60-feet from the property line. The majority of the use of the tennis court would be during the summer months, when all of the leaves are on the trees. There is also a 10-foot fence around the tennis court. There will be a break in one section of the tennis court for a couple chairs, etc. In addition, there will be a 4-foot fence around the entire area.

Mr. Fellner stated there will only be recessed lights around the pool house. There will be no other lighting.

Along the driveway, there will be approximately six 7-foot high lanterns. Mr. Curtin asked if they would be shielded. Mr. Ventres stated on a residential property, for this application, the purview of the commission would be the accessory use for the pool/guest house, and the tennis court.

Mr. Thomas asked if Chatham Health District had signed off on the accessory unit, to which Mr. Hoff stated they have. Mr. Ventres stated he did not yet have the letter, but he spoke with Ms. Davidson, and she planned to sign off on the accessory unit. However, she wanted additional galleys installed for the main house system. Mr. Thomas stated without the Chatham Health report, they could still condition an approval for that. Mr. Fellner added that the guest house would only be used when they had company, a few times per year.

Mr. Matthew inquired about the drainage for the tennis court. Mr. Hoff stated the tennis court manufacturer liked to have drainage beneath the court.

Mr. Gillis asked if there would be a full-size kitchen in the guest house, to which Mr. Fellner stated there would be a full-size kitchen.

Mr. Brownell opened the hearing to the public.

Ms. Debbie Williams asked the height of the retaining wall near the woods road. Mr. Hoff showed the area on the plan that it would be 9-feet high at one end.

Ms. Williams asked if the 23-foot light would be on top of the 9-foot retaining wall. Mr. Hoff stated the light would be set upon a 4 ½ - 5 foot high portion of the wall. Mr. Matthew asked if the plan accounted for the difference of the light on the wall, to which Mr. Hoff stated it would not. Mr. Matthew believed it would be shining down on the other property.

The commission asked about buffering along the property line. Mr. Hoff explained that there was not a lot of area in which to put buffering. He stated the area beyond the property line is all wooded, but that wooded section is actually on the other property.

Mr. Ventres stated he could, if the commission desired, prepare a GIS map that would show all of the structures, as well as get the letter from Chatham. The Commission requested this information. Mr. Curtin asked for someone to review the stormwater runoff. Mr. Brownell asked if there was an engineer's stamped plan. Mr. Hoff will provide this.

Motion by Mr. Curtin to continue Application 13-12, George Fellner, AIA, applicant, Robert Knakal, property owner, 79 Honey Hill road, Special Exception review to construct an accessory unit and install lighting for a tennis court until the next regularly scheduled meeting on August 27, 2013, 8:00 p.m. at the Town Grange. Motion seconded by Mr. Thomas, and carried by unanimous vote.

Ms. Debbie Williams presented the Phase 1 plan for Grandview Resort. She stated she recently had tents set up at the edge of her property, approximately 30-feet away from her cottage. She stated the campers were very noisy. It was noted that tent sites were not approved in this location. Mr. Ventres will have to go out to the site. Ms. Williams stated the campers were gone now, but she took pictures of the tents set up.

Ms. Williams stated there is loud machinery operating until 7:30 or 8:00 at night, and often early in the mornings. Mr. Ventres believed the work times are 7:00 a.m. to 10:00 p.m. He will check with Mr. Darin regarding work that may be being done on the chicken coops.

Ms. Williams stated there have also been tents up on the hill near the golf course. Mr. Ventres will check into this.

9. ADJOURNMENT

Motion by Mr. Gubbins, seconded by Mr. Matthew to adjourn at 8:50 p.m., and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina