

# Planning Board Minutes

February 1, 2018

The Planning Board meeting was called to order at 7:00p.m. Following the pledge to the flag, a moment of silence was held in recognition of the recent passing of Larry Aubertine. Larry devoted over twenty-five years of service in planning/zoning to the Clayton Community.

**Please note that Preston Lowe was absent. Patrick Dewey substituted for Preston.**

Paul E. Heckmann moved that the minutes of January 4, 2018 be approved as amended. A second was made by Duane Hazelton and the motion was carried.

The agenda for this meeting consisted of four (4) pre-applications all of which were in the Village of Clayton. The first pre-application was from Heinz Wahl for the construction of storage sheds on Strawberry Lane. Matt Morgia of Aubertine and Currier, represented Mr. Wahl regarding this submission. Specifically, this application is for the construction of two (2) self-storage buildings as an accessory use to the existing marina and campgrounds. The self-storage buildings would be pre-engineered (25 ft. X 90ft.) containing a total of thirty-six (36) individual storage units. The applicant will be seeking a variance regarding the distance between the two (2) units. Following Mr. Morgia's presentation, the Board had the following comments:

- Lighting configuration
- Drainage for the site
- Roof pitch of the two (2) buildings
- Plantings and vegetation that would protect the residential character
- Options for type of exterior

Mr. Morgia will address these comments and more at the March meeting prior to the public hearing.

The second pre-application conference was for Bonnie Bouchard for changing an existing three (3) family dwelling to a five (5) family dwelling at 312 Hugunin Street in the Riverwalk A District. To accommodate the additional units, Ms. Bouchard is requesting to construct a 14ft. X 28 ft. 2 ½ story addition to the existing structure. The applicant will need to go before the ZBA seeking a side yard variance. The Board had the following comments:

- Show all fencing
- Provide a drainage plan
- Provide a detailed parking plan

- Show elevations

The third petitioner was Channel Side Restaurant represented by Jonathan Taylor of Taylor Architectural Firm. The restaurant is proposing the addition of a lower deck on the front (river side) of the existing structure. The configuration of the stairs from the restaurant to the river walk would place the structure one foot within the river walk right of way. The Board had concerns about this configuration and thought that a variance may be needed if this type of encroachment can be done at all. Moving the stairs to the end of the deck would avoid being in the river walk right of way. Mr. Taylor will speak with the owner of the property to obtain further clarification of this proposal.

The final pre-application conference was held regarding a proposal by Chris Phinney to establish a redemption center at 703 James Street (Chris's Service Station). The plan is to discontinue mechanical repair and continue the full service gas component. However, inside the facility would be the redemption center. This constitutes a change of use, thus requires a site plan review. The Board requested that Mr. Phinney provide a schematic of the area used as the redemption center.

A motion was made by Paul E. Heckmann with a second by Fred Bach to adjourn the meeting. Motion carried.

Respectfully submitted,

Douglas Rogers, Ed.D.