

Town of Burke
Development Review Board
January 13, 2016
Minutes

Members Present: Mike Harris, Ed Guest, Buddy Machell, Charlotte Porcelli, Herm Hoyt, Frank Cuccia, Doug Gimler (ZA) and Tamara Colten Stevens (Clerk).

The hearing was called to order, at 6:00pm; the oath was given and there were no conflicts of interest disclosed.

Permit #2016-01: Joan Laplant, requesting a change of use permit for a residence at 636 Burke Hollow Road, to be used as a bed and breakfast, and a lighted sign 4'x5' in size.

Joan Laplant came before the Board for a change of use permit and a permit for a sign at the old Garrison Inn on Burke Hollow Road. There will be no changes in the B&B. Most recently the building was a single family home and it is now being run as the Burke View Inn. All licences and permits are in place. The sign will be oval in shape, dark brown with gold lettering. There will be vine with purple flowers on the sign and down facing lighting.

Ed made a motion to close the hearing. Frank seconded the motion. All in favor. The hearing was closed.

Permit #SD-2016-01: Janell Ignaszak, requesting a subdivision permit for a 11.3 acre parcel at Darling Hill/East Darling Hill Road. Lot#1: 8.46 acres with structure. Lot#2: 2.84 acres.

Ms. Ignaszak was out of town for a family emergency and was not present at the hearing. The hearing will be re-warned for February 10, 2016.

***Tamara will re-warn the Ignaszak permit for February 10th.**

Permit #2016-02: Stephanie Kenny, requesting a conditional use permit for a business/professional services at 83 Kirby Road, and two signs; 3'x6' and 4'x8'.

Stephanie Kenny came before the Board for a conditional use permit for a business at the 'Old Blacksmith Shop' on Kirby Road owned by Scott and Millie Chappell. She would like to run a business that includes massage, personal training, yoga and nutritional counseling and to possibly include physical therapy and acupuncture in the future. Hours of operation will be Monday through Friday 5am-9pm and Saturday and Sunday, 7am-8pm. There will be no noise outside of the building. All classes, etc will take place inside of the building. There will be gym equipment downstairs and massage upstairs. The most people possible at one time will be 12. Most classes will have 8 people and one instructor.

The Board asked about parking. The map of the parking area included with the application looked to have adequate parking spaces.

Signage will include a sign of 3'x6' and a sign of no larger than 4'x8' feet; both attached to the building. The smaller of the two would have downward facing lighting that will be on during hours of operation only.

Questions regarding the application were raised by Mr. Muchler of Maple Lane, East Burke. His concerns were regarding the grade of the front three parking spaces and snow removal. The Board, Scott Chappell and Stephanie Kenny addressed his concerns.

Charlotte made a motion to close the hearing Frank seconded the motion. All in favor. The hearing was closed.

Following the closing of the hearing, the Board re-visited the curb cuts and parking spaces at the building and determined that a site visit would be necessary. A site visit will take place on Tuesday, January 19, 2016 at 3:00pm. The Board will reopen the hearing if deemed necessary.

***Mike will call Scott Chappell and let him know that a site visit will need to take place at the property.**

Other Business-

Buddy asked about the Wise Worm Composting Company. Discussion ensued.

ZA Report-

Mail-

Minutes-

The minutes from December 9, 2015 were reviewed. Frank motioned to accept the minutes. Ed seconded the motion. All in favor. The minutes were approved as written.

Ed motioned to adjourn. Buddy seconded the motion. All in favor. The meeting adjourned at 7:30pm. The Board entered Deliberative Session.

Respectfully submitted,

Tamara Colten Stevens
DRB Clerk