

CLERMONT PLANNING BOARD
AUGUST 13, 2008

The Clermont Planning Board held its regular meeting on Wednesday, August 13, 2008 at 7:30 P.M. at the Town Hall. Those present were Laurence Saulpaugh, Nancy Sperry, Clayton Andrus, Aldo Dusman, Robert Queirolo, Garret O'Connor and Tom Jantzen.

Also present were John and Nora Moran, Theresa and Frank Ugorek, Robert Desmond, Cailyn Brennan from our attorney's office of Freeman-Howard and Dan Wheeler of D. F. Wheeler Engineers were also present.

The meeting was called to order by Chairman Laurence Saulpaugh at 7:30 P.M.

A motion was made by Garret O'Connor to accept the minutes of the July meeting, seconded by Robert Queirolo. All in favor. So carried.

JOHN AND NORA MORAN – CLERMONT INN – ROUTE 9

Mr. Moran reported that the Board of Health has agreed to a septic design, which has been submitted. Originally Mr. Moran was considering a deli in the building, but is now requesting a use change to a tavern. Parking spaces would have to be redesigned from the original plan. Dan Wheeler has spoken to Ernest Martin, the engineer on the project. The concept of the building has changed to a degree. Dan will ask Mr. Martin to update the plan with the new concept and he will look at it. Usually designated parking is calculated and put on the map and it has been, but it has to be changed because of the use change. The engineer will figure the change in parking spaces. The site would have the same curb cuts, impervious areas, drainage and septic area is about the same. The building has been improved by jacking it up. The curb cuts and landscaping will be done soon. The bar area will be to the right as you enter the center door and a small dining room and kitchen where the old bar was. There are currently five apartments, which may be reduced to four in order to use the apartment on the north end as a cooler and storage area. Deliveries would be made behind the building from County Route 8.

The Morans will come back next month with an updated map, copies of DOT information and Health department approval. Send a copy of map to Dan Wheelers office for his review.

ROSS FENN – ROUTE 9 AND ROUTE 6

The Board did a site review of Family Sweets in the building on at the corner of Route 9 and County Route 6 operated by Joyce and Jim Shaw. A list of recommendations from the review was submitted. There was discussion on the parking issue and the consensus is that we can ask them not to back out on a state or county road but the state and county have the final say. There was discussion regarding a handicap entrance, which the building inspector would regulate. Chairman Saulpaugh asked if every public place or every business has to have handicap accessibility. Dan Wheeler said that if the cost of reconstruction is more than 50% of the building cost than you must be code compliant with the current code.

The general rule for use of an existing building, this was once operated as a general store, is if its less than one year that the use was last used, it allowed. If it's more than one year, generally you have to get the proper permits. There are also issues about the department of health as far as food service, which is being advertised by signs on the front of the store. At the time the applicants came into the board, they were not making candy on premises but bringing it in. Now, it appears they are selling coffee and other food items as well. There is also the issue of public bathrooms, which you must have, in a commercial establishment. The planning board is advising that they should not be open until the recommendations and improvements are made.

Larry Saulpaugh believes this is why we need to have a business permit in order to establish a business in the town.

Garret O'Connor would like a letter written to John Fieser, with a copy to the town. Also, copies of the recommendations should be sent to Ross Fenn and the Shaws.

Cailyn Brennan from Andy Howard's office brought in sample forms for application for site plan review and application for subdivision approval to be reviewed by the Planning Board.

A motion was made to adjourn by Nancy Sperry, seconded by Clayton Andrus at 8:35 P.M. All in favor. So carried.

Respectfully submitted,

Mary Helen Shannon
Secretary