

The following members attended the public meeting:

Doreen Prouty, Chairperson
Fred Harpin, Vice Chairperson
Joseph Conte-Clerk
Larry Hoague, Alternate
Gary Suffriti-Alternate
Betty Manchino-Secretary

1. Case #1790-Carson and Timmons

Chairperson Prouty opened this public hearing at 6:30PM by reading the legal notice. Sitting on this case was Prouty Hoague and Suffriti.

Mr. Timmons explained he is requesting permission to construct an addition to the right side of his house. The left side of the home is non-conforming.

All members agreed that this was a straightforward application and had no questions for the petitioner.

Mr. Al Plasse of 60 Meadow Street spoke in favor of this petition.

Chairperson Prouty made the motion to go into a public meeting at 6:40PM.

Chairperson Prouty made the motion to accept this application

Suffriti-yeah
Hoague-yeah
Prouty-yeah

2. Case #1791-Valenti's Restaurant

Chairperson Prouty opened this public hearing at 7:00PM by reading the legal notice. Sitting on this case was Prouty, Conte and Hoague.

Representing Valenti's was Mr. Joseph Valenti. He explained that he is requesting an addition to two non-conforming structures with less than the required setback and rear yard at 1 Cooper Street. The side addition would be to add on two handicap accessible restrooms which the restrooms are currently only accessible by outdoor access from the restaurant and the second addition would be in the rear of the building to square off the current building kitchen area. These additions would have no affect on the size of his current restaurant. The bathrooms would be a 14X20 addition and the rear addition would be 7 feet tapered to 4 feet. The Planning Board recommended a 7 foot easement from 7 Federal Street Ext. to remove the current dumpster and place it on this area.

Mr. Conte requested a floor plan for the current proposal.

Mr. Harpin questioned if the sideyard addition would have the required 15 feet from the residence necessary for a sideyard variance.

Chairperson Prouty read into the record the approval of the Planning Board for the site plan and recommending the easement for the dumpster.

She read into the record approval from the Safety Officer.

Chairperson Prouty also read into the record two letters from residents: Mr. Charles Larson of 12 Federal Street and Ms. Donna Burke of 366 Main Street all in favor of these additions and improvements.

Chairperson Prouty stated that the lot is small and what Mr. Valenti is planning for these additions are hard to visualize and requested a site visit by the Board.

Mr. Conte requested a floor plan with the dimensions of the house. He also stated that if the Board should approve this petition that all electrical and plumbing approval be stated as a condition of approval. He also requested the exact square footage of the rear of the building.

A site visit was scheduled for June 4, 2007 at 5:30PM.

Chairperson Prouty made the motion to reschedule this public hearing to June 11th at 7:30PM seconded by Conte.

Chairperson Prouty stated this was a pretty straightforward petition but the petitioner did not submit a copy of their deed which is necessary for the file. Mr. Keeler said he would submit a copy as soon as possible.

The Board went into a public meeting and Chairperson Prouty made the motion to accept this petition.

Hoague - yeah

Harpin - yeah

Prouty-yeah

3. Case #1792-Salema

Chairperson Prouty opened this public hearing at 7:30PM by reading the legal notice. Sitting on this petition were Prouty Conte and Suffriti.

Mr. Gary Weinner of Eco-Tech was hired to represent the Salema family. He stated this plan was reviewed once before by the Board but the new plan represents previous recommended changes to the previous site plan. The revised layout of 1740 square feet would allow more setback for the building which would allow more stacking for the drive-thru window with the main building pivoted to a 90 degree angle. The passageways north entrance would have entrance and exit and the passageway south would have exit only.

Mr. Conte stated that his problem was the direct entrance to Main Street from the drive-thru which could potentially be a safety hazard. He requested a six foot extension on the left side of the double lane which is currently twelve feet to allow customers to inspect their possessions before entering onto the main road.

Chairperson Prouty read into the record the Safety Officers report stating he would recommend sidewalks and extra street lighting for safety purposes.

Chairperson Prouty requested Mr. Weinner to submit a revised plan for the project and to Have Mr. Salema attend the continued public hearing. The public hearing was continued to June 11th at 8:00PM.

4. Case #1793-TJ's Sporthouse

Chairperson Prouty opened this public hearing at 8:00PM by reading the legal notice. Sitting on this petition were Prouty, Hoague and Suffriti.

Mr. Anthony Veilleux of TJ's explained that he is only parking cars to surplus his loss of business due to the Six Flags traffic. Not one of his neighbors is complaining and he does not wish to stop parking until the others are forced to do so.

Mr. Hoague stated that his parking lot is for his business only and that it is a great safety concern of the public parking in his lot and walking to Six Flags. It is the Board's responsibility to keep public safety in mind at all times.

Mr. Suffriti stated that Six Flags does have a direct impact on TJ's business and he thinks the 18 foot buffer on the state property should not have any impact on allowing this permit.

Mr. Conte stated that Mr. Veilleux can only monitor the people on his property and he cannot control them when they leave his premises.

Chairperson Prouty stated that she needed to do more research before she could make a decision on this petition and requested the continuance of this public hearing to June 25th at 8:00PM.

5. Minutes of April 23, 2007 approved.

6. Chairperson Prouty made the motion to adjourn at 8:15PM seconded by Harpin.