Planning and Zoning Commission
Regular Meeting
Tuesday, June 23, 2020 at 7:00 P.M.
Teleconference Meeting

1. Call to Order

Chairman Art Moran, Jr. called the meeting to order at 7:00 P.M.

2. Roll Call

Members

Art Moran, Jr. – Chairman
Richard Chalifoux – Vice Chairman
Anne Sabrowski -Secretary
Denise Beale
Charles Raymond
Doreen Rankin - absent
Mike Sinko - excused

Alternates

Robert Berube – seated for Mike Sinko
Nate Koniecko - absent
Phillip LaPierre - absent
Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

3. Determination of Quorum

4. Approval of Minutes.


Richard Chalifoux motioned to approve the May 26, 2020 Regular Meeting Minutes and the May 26, 2020 Public Hearing Minutes. Denise Beale seconded the motion. The motion carried unanimously.

5. Communications

a. Zoning Permit Application #2020-04, Carrie Ryan, Applicant and Edward W. Ryan, Owner for property located at 5 Point Street; Mobile dog grooming business.


6. Public Hearing –

Special Exception Application #2020-01, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; Expansion of Recreational Campground pursuant to Section 18.11 Adding 25 seasonal campsites; interior gravel driveway system, new septic system and miscellaneous site work.
This Public Hearing was extended on May 26, 2020 using the 90-day extension that is granted by the Governor’s Executive Order #71. This Hearing will be continued until July 28, 2020, unless otherwise noticed.

Art Moran informed the group that this Hearing is being planned for July 28, 2020. It is hoped that it will be held outside at one of the schools outside with the public wearing masks and adhering to social distancing. If not outside, then inside and the custodians will need to set up chairs at proper distances.

7. Old Business
   Special Exception
   a. Special Exception Application #2020-01, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; Expansion of Recreational Campground pursuant to Section 18.11 Adding 25 seasonal campsites; interior gravel driveway system, new septic system and miscellaneous site work.

This application will be tabled.

Site Plan
   a. Site Plan Application #2020-01, Amos Holding Company LLC, Applicant/Owner for property located at 53 Hollowell Road; Expansion of Recreational Campground pursuant to Section 18.11 Adding 25 seasonal campsites; interior gravel driveway system, new septic system and miscellaneous site work.

This application will be tabled.

8. New Business
   Zoning Permit
   a. Zoning Permit Application #2020-04, Carrie Ryan, Applicant and Edward W. Ryan, Owner for property located at 5 Point Street; Mobile dog grooming business.

Art Moran shared that he had received an email from Mike Sinko, that they don’t feel that a permit is necessary for this applicant.

Kathy Warzecha explained that this is a mobile dog grooming business and no business will be conducted in the home and will have no clients. The applicant will just parking the mobile (dog grooming) vehicle on site.

Denise Beale asked if the business would be run from the home (or is it considered a home office).

Kathy Warzecha explained that homeowners can have a home office without a permit from the commission based on the regulations, but homeowners need a home occupation permit when they owner meets with clients at their home or store materials at the site. In this situation, according to the applicant, all business will be from the vehicle and not form the home. The applicant will go to client’s home to conduct her business. No one will go to the home for the services.

Richard Chalifoux stated it was just like when he parks his commercial truck at home.

Art Moran agreed and stated that homeowners can park 1 commercial vehicle on their property.
Anne Sabrowski asked what the signage on the vehicle look like are there any stipulations that will need to be followed.

Robert Berube stated that because the signage is on a vehicle it’s not permanent, so a permit is not necessary.

Anne Sabrowski clarified that customers are not coming to the house.

Art Moran recommended that Kathy Warzecha write a letter to the Zoning Enforcement Officer and the applicant, Carrie Ryan, stating that Planning and Zoning Commission don’t feel it is necessary to obtain a permit to park a commercial vehicle on her property. Art Moran, Richard Chalifoux, Anne Sabrowski, Denise Beale, Charles Raymond, and Robert Berube agreed with the recommendation.

9. Other Matters –

There were none.

10. Public Comment –

There were no comments.

11. Adjournment

Richard Chalifoux motioned to adjourn at 7:14 P.M. Robert Berube seconded the motion. The motion carried unanimously.

Respectfully Submitted,

Kimberly Lang