

**TOWN OF BARRE
PLANNING BOARD
NOVEMBER 6, 2017**

CALL TO ORDER: 6:30 PM

BOARD MEMBERS PRESENT

Tom Keeler	Wes Miller
Jean Depatie	Kurt Dudley
Paul Gillette	Jean Peglow
Wilford Wraight	Darryl Sanford
Kirk Mathes	

BOARD MEMBERS EXCUSED

Others present: Shellye Dale-Hall, Tom McCabe, Dana Watson, Eric Watson

I. NEW BUSINESS

Mr. and Mrs. Watson stated that they like to have a professional meeting location for reviewing client projects, an office and space for construction equipment storage. It will be located on the north side of Rt. 31A east of Gaines Basin Road in Agriculture/Residential district.. The property would be a subdivision of land currently owned by Panek's. They want to make sure that the special use permit and site plan review is passed before following through with the purchase.

- Purchasing 18 acres thinking of the future as down the road would like to see the business grow, having more employees.
- Building layout is in anticipation of expansion in the future of number of employees, equipment and building itself.
- Residential projects mainly but may do commercial. Building use would remain the same.
- Will not be manufacturing products into sellable goods.
- Should promote business in town.
- Handicapped parking and bathroom was discussed.
- Wants a clean appearance.
- Washing equipment, especially concrete equipment was discussed.
- Number of driveways is State controlled. Mr. Watson has not contacted the State DOT yet.
- Electric service will be underground.
- Special Use Permit is renewable yearly with any change needing to come back for a modification.

The SEQR was completed. Mr. Watson will be sitting down with Soil and Water in the future, but does not see any problems.

Resolution 4-1117

Introduced by: Kurt Dudley
Seconded by: Paul Gillette

It was Resolved for the SEQR portion of the application of Mr. Watson, to declare a negative declaration.

Upon the vote, the resolution was thereupon duly adopted.

Resolution 5-1117

Introduced by: Wilford Wraight
Seconded by: Jean Peglow

The application will be sent to the County Planning Board for their November meeting and the public hearing pending County approval will be set for December 11th.

Mrs. Dale-Hall stated that to help promote business in town, the board could change zoning on arterial highways under a special use permit allowances without changing zoning code.

Mr. McCabe stated that he is now our representative to the Town Board.

II. OLD BUSINESS

Our application regarding Mrs. Smith's Special Use Permit and Site Plan Review for her home business of kitchen/bakery was approved with a condition that all necessary permits shall be granted prior to approval.

The Town Board's application regarding the Comprehensive Plan was approved with the following comments:

- The Residents Survey Report would benefit from inclusion of a survey methodology (response rate, means of distribution, and to whom).
- Annual review of the Plan for the first five years following adoption followed by a more in-depth review after this period.
- Actions in this Plan book at a maximum 10 years into the future.

Mr. McCabe stated that the Town Board will be setting a public hearing date regarding the Comprehensive Plan.

III. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

Mr. Mathes attended the meeting and he could only remember the one on Rt. 104 east of Rt. 98, the old Beam family farm stand. The new owners, Preston's would like to run a seasonal business that was denied.

V. ADJORNMENT

Mrs. Peglow made a motion to adjourn the meeting at 7:54 pm, seconded by Mr. Depatie and carried (7-0).

Lee A. Preston, Clerk