

**Planning Board Minutes – August 26, 2020**

Chairman Berry Hafkin calls the meeting to order.

Pledge to the Flag

Chairman states the minutes are being recorded.

Attendance: Berry Hafkin-Chairman  
Norm Sutherland (absent)  
Jeffrey Spitz  
Doreen Sweeney (absent)  
Chris Tambini  
Steve Bott (alternate)

Board Secretary: Monica McGill

Town Attorney: Michael Davidoff (absent)

Motion to approve the July 22, 2020 Meeting Minutes:

Motion: Chris Tambini                      Second: Jeffrey Spitz

All in favor

**Application #3-2020 Frank Monteleone Application Amendment Site Plan Approval**

Mr. Monteleone appeared before the planning board on July 22, 2020 for a public hearing to obtain a site plan approval for construction of a greenhouse for personal use. He is appearing this evening to amend the application to construct a greenhouse for retail use.

The planning board made an error at the July 22, 2020 hearing. They approved the application for site plan approval, and overlooked the fact that the property for the construction of the greenhouse was not enough acreage to build on. One acre is required in the Hamlet and Mr. Monteleone’s parcel is (.84) acres. The board will not be able to approve the amendment of the application until the size of the lot is addressed. The board suggested he apply for a lot line improvement and combine the lot with another parcel. The parcel right next to the construction site is (1.06) acres, and that would solve the issue. Mr. Monteleone states that if he combines the two parcels, he would then not be able to do anything with the other parcel in the future. Mr. Monteleone decides that he will apply to the Town of Highland ZBA for an area variance on the current lot for the construction. Mr. Monteleone then asks the board to look over the site plans for the amended application, so if he needs to return to the planning board at a later date, he can address any issues they may have. The board goes over the parking regulation and findings are that the property has twenty-eight parking spaces and only twenty-three are needed. There is an existing well on the current property which Mr. Monteleone states is one hundred feet from the building being constructed. The board finds no other issues.

If the ZBA approves Mr. Monteleone’s application, he will then need to appear before the planning board again to obtain site plan approval on the amended application of making the greenhouse a retail business.

Motion to close the meeting:

Motion: Jeffrey Spitz                      Second: Chris Tambini

All in favor