

TOWN OF GAINES PLANNING BOARD MEETING
MARCH 7, 2023
TOWN HALL

Meeting Called to Order by Chairman Watt at 7:02 P. M.

Pledge to the Flag led by Justin Kirby

PRESENT: Christopher Watt, Chairman; Justin Kirby; Brenda Radzinski; Gerald Monagan

ABSENT – Doug Bower

GUESTS IN ATTENDANCE: Laura Bentley, Gwynne Schultz, Kris Schultz, Jerry Culhane, David Thom, Joe Martillotta, Craig Lane, Kevin Johnson

APPROVAL OF MINUTES

Chairman Watt asked for a motion to approve the minutes of February 7, 2023; Motion by Brenda Radzinski and 2nd by Gerald Monagan

Ayes - 4; Nays 0; 1 absent – Doug Bower

Chairman Watt then asked for a motion to approve the minutes of the Special meeting held February 21, 2023; Motion by Gerald Monagan and 2nd by Brenda Radzinski

Ayes - 5; Nays 0; 1 absent – Doug Bower

Motions Carried

PUBLIC HEARINGS:

The public Hearing regarding the Merger of the 2 tax parcels for the Village Inn and Restaurant opened at 7:04 PM. Chairman Watt asked if there were any questions or comments from anyone other than anyone associated with the application. No questions or comments were made. Chairman Watt then asked if anyone associated with the application wanted to make any comments. Attorney Doug Heath spoke up and let the board know he had received all of the information he needed and it all configures with the Historical Parcels. Attorney Doug Heath then let the board know they will be able to approve the merger at the conclusion of the public hearing; with a condition that the on site parking only provides enough spaces for the lodging, restaurant and bar areas. Use of the North and South party rooms not permitted until a new site plan is submitted to the Planning Board for usage and new parking areas are sufficient under code laws to accommodate said rooms.

The parking situation was then discussed stating there is adequate number of spaces for the use of the restaurant only; it would not include the north or south party rooms. If the north or south party rooms end up being used they must expand the spaces to allow parking for vehicles. If the north or south party rooms end up being used an updated site plan will have to be presented and reviewed, especially regarding the parking and would need to be done if and when this happens. The public hearing then closed at 7:15 PM.

Chairman Watt then asked Laura Bentley when she was planning to reopen the restaurant. Laura stated their goal was for May 1st, but wasn't sure if that was going to happen as they have a few other items to be taken care of.

There were a few other discussions between the board, Kris Schultz and Attorney Doug Heath regarding the parking for emergency vehicles, boats and trailers. All of this information is shown and laid out on the survey map. One last concern Chairman Watt discussed was regarding the lighting, he was concerned there may not enough and thought they might want to think about making sure there was more lights in the parking lot and paths to the Inn.

One other question Chairman Watt asked was regarding Emergency Management and their request for better and wider access from the parking lot to the Northern Lodge. Kris Schultz was unaware of this situation and it was not mentioned before. There was a brief discussion about it and Kris Schultz stated if they need to adjust a few things that would not be a problem and he would be happy to visit with whomever he needs to about this situation.

Attorney Doug Heath then reviewed the Survey Map; agreed all was legit and would be able to approve it as is. Chairman Watt then signed the map, which will then be filed at the Town Clerk's office.

Chairman Watt asked for a motion to accept the merger of the 2 Tax Parcels under the condition, the parking is limited to the adequate use of the Restaurant while not using the north or south party rooms; Motion by Justin Kirby and 2nd by Brenda Radzinski

Ayes - 4; Nays 0; 1 absent – Doug Bower

Motion Carried

OLD BUSINESS:

UPDATES:

PESCARA Solar Project:

Chairman Watt then gave the board an update regarding the PESCARA Solar Project. He let them know he had just found out the project was sold to another company, CVE North America. He discussed with the board a few minor issues he had found out about regarding some changes this new company wants to make. At this time there will be no further action taken, as Chairman Watt needs to get more information.

UDERITZ Solar Project:

There was brief discussion between Chairman Watt and the board regarding some loose ends (building permit from the codes Officer) that will need to be taken care of. There is no other information to report at this time and more information to come. No further action will be taken at this time.

Kast Farms Subdivision:

Attorney Doug Heath let Chairman Watt know he was still waiting on the survey, so there is nothing more to report at this time. More information will be provided at next month's meeting and no further action needed at this time.

ADJOURNMENT

Motion to adjourn at 8:55 P. M. by, Gerald Monagan 2nd by Justin Kirby

Ayes 4; Nays 0; 1 absent – Doug Bower

Motion Carried.

Respectfully submitted,

Sarah Bradshaw

Secretary