

**Village of Millbrook
Village Planning Board
October 23, 2008 Meeting**

Call to Order

Meeting began at 7:30 p.m.

In Attendance

Linda Roberts, Chairman, Joe Still, Joe Forte, Charles Colomello, David Clouser

Review of Minutes

Minutes of the September 25, 2008 meeting were reviewed. Joe Still accepted and Charlie Colomello seconded. All were in favor.

Minutes of the October 3, 2008, Special Meeting were reviewed. Charlie Colomello accepted and Joe Forte seconded. All were in favor.

New Business

Thompson Shaw-Site Plan Application

Thompson Shaw appeared before the Planning Board and started by stating he was pulling his current application. He stated that in order to get the financing for the proposed site plan expansion, he would have needed to subdivide his property and he was not willing to do that.

Now he is before the Planning Board simply for a change of use. He would like to change his retail space, formerly occupied by The Craftsmen to a Chiropractor's office. He will be leaving the existing site plan as is with prior approval for four retail spaces, including the laundry matt. There will be no changes on the interior with the exception of a few partitioning walls and no exterior changes. For both the retail space and the medical office space, the number of required parking spaces stays the same.

As Dave Clouser looks up parking in the Village Code he states that Thompson will be trading ten parking spaces for ten and he does in fact meet the requirements. Due to the nature of the change of use, however, from the retail space to a medical office, he will need a site plan for a special use permit in the GB District. A special use permit will require a site plan/special use application, public hearing and a County 239 Referral.

After further consideration and referral to the Village Code, it is determined that the existing site plan is sufficient for the special use permit and site plan review. A public hearing will be set for Thursday, November 20, 2008 at 7:30 p.m.

Other Business

Tim Tice

Tim Tice, owner of the Exmoore House, a property adjacent to the Bennett College Campus, came before the Planning Board and David Clouser, Engineer/ Planner to get clarification on the recent submission for the Bennett Redevelopment Project application. He stated that the Exmoore House, having been built in 1911 and belonging to the College may have a historical nature and while it is not listed on any state or national historic lists, should be considered. Especially, when he compares his property to that of the Hale and Hill Houses which are on the historic lists, although located directly on the former campus.

He has recorded easements with the Bennett Property that are recorded on his deed yet fails to find them specifically listed in the application before the Planning Board. After questioning if these easements and his property should be listed specifically in the application, Dave Clouser points out that deeds and titles are not matters for Planning Board mitigation and suggests that Tim refer to the 201 Subdivision Code or the County Clerks Office, where the easements should be recorded.

Motion to Adjourn

Motion was made to adjourn by Charlie Colomello and seconded by Joe Forte. The meeting adjourned at 8:15 p.m.