**Planning Board Minutes January 19, 2023**

**In-Person Meeting at the Town Office, with Zoom Video Conference**

1. **Roll Call** Board members in attendance: Ervin Curtis (via Zoom), Gabriel Tomasulo, Catherine Lerme, and Cindi Ginn

Also Present: Terri Baines, Code Enforcement Officer, Hannah Moholland, Front Office Assistant

1. **Call the meeting to order** By Vice-chair Gabriel Tomasulo at 6:00 PM
   1. Elect Chair & Co-Chair: Lerme motioned for the nomination of Ervin Curtis as Chair and Tomasulo seconded. Roll call vote with Lerme, Tomasulo, Curtis, and Ginn 4-0 approved.
   2. Lerme motioned for the nomination of Gabriel Tomasulo as Vice Chair and Ginn Seconded. Roll call vote with Lerme, Tomasulo, Curtis, and Ginn 4-0 approved.
2. **Public Comment** No Public Comment
3. **Adjustment to the agenda** No Adjustments
4. **Approve Minutes** Tomasulo made a motion to approve the minutes of December 15, 2022, Curtis seconded. Lerme abstained due to her being absent last meeting. Minutes approved 3-0-1.
5. **New Business** 
   1. **Elmer Ray Martin, Map 14, Lot 12, 64 Spruce Head Road – Farm Stand in Existing Garage.** Chair Curtis reviewed the performance standard as Elmer Ray Martin was present to answer questions. Special Exemption Farm Stand in the village district. It will be purposed as a commercially operated Farm Stand.

Chair Curtis asked about lighting on the property and Mr. Martin will not add any additional lighting, only having the motion sensor flood light he has between the garage bay doors. Mr. Martin will also be having parking in his driveway which is 70x35 feet and can fit 6 cars, that can turn around safely and turn out onto the road instead of backing out onto the road. As of right now he will not have any security cameras put up.

Mr. Martin’s property includes a well which will be used for his business. However, there will be no septic/sewage system for the public to use, such as toilets since it will be an outside business.

Hours of operation is going to be Monday – Sunday 8:00AM-6:00PM year-round and on holidays until they decide what works best. Mr. Martin’s business will also have a 4x4 non-lighted sign put up.

Chair Curtis stated that if he makes any changes to his business that he will need to come back the planning board for a re-evaluation.

Chair Curtis motioned to approve the Farm Stand in the existing garage and Tomasulo seconded. Roll call vote with Lerme, Tomasulo, Ginn, and Curtis. Motion passed, 4-0.

It was mentioned to have the Code Enforcement Officer give a brief update at every PB meeting, and to bring the number of permits that were issued or that need to be discussed.

1. **Old Business** No Old Business
2. **Establish action items for the next Planning Board meeting to be scheduled** The next meeting will be held on February 16, 2023, if there are applications to review.
3. **Adjourn** The motion to adjourn was made at 6:43 PM by Lerme, seconded by Tomasulo. The motion passed.

Join Zoom Meeting   
<https://us02web.zoom.us/j/82696716878?pwd=Y21NSUNlMHdUOGd2Y2N6NjFTdHVDdz09>