

**CUBA VILLAGE PLANNING BOARD
BOARD MEETING
OCTOBER 29, 2018**

PRESENT: Sue Hillman, David Wild, David Crowley, Connie Doyle

ABSENT: Jon Crowley

ALSO PRESENT: Douglas Rettig Sr., Code Enforcement Officer Kevin Margerum, Mayor Michele Miller, Zoning Board Chair Lee James, Christina and James Bloise, Mike Miller CEO and Treasurer of ALCO Federal Credit Union, John and Mary Hupp, Terry Moot, Carol and Don Donovan, Clerk Treasurer Corine Bump.

Dave Crowley called the meeting to order at 7:00 p.m. and all present stood for the Pledge Allegiance to The Flag.

NEW BUSINESS: Mike Miller was at the meeting to discuss ALCO Credit Union leasing the building at 24 East Main Street and the property where the former St. James Hotel was located. The lease is for three months with intent to purchase after three months. There are plans to have a drive up window and ATM. Mike reminded the group that credit unions are not for profit. He also stated he was asking the board for a change of use as it is currently a place of assembly and needs to be a business use. Dennis Cook is the engineer and right now all plans are in the preliminary stage. The property has a driveway that extends behind the building at 24 East Main and connects to Spring St, but the current plan is to have patrons enter and exit from East Main St. Mike asked if there was any information that the Planning Board is aware of any issues.

Dave Crowley asked if the Village Code Enforcement Officer had any concerns and Kevin said his major concern for the building was the change of use from assembly to business with the structure and a design professional will be submitting plans for the changes of the interior. His exterior concerns are the parking area and he said a design professional would have to submit plans. Mike Miller said this has been a two and half year process. He was concerned with the parking regulations and Sue Hillman stated that right now they have very restricted parking behind their building, and the planning board will work with the Credit Union towards the best parking solution for all. Another concern that Kevin brought up was the quality of the back fill used to fill the hole where the former St. James Hotel is buried. He said it was possible a back fill with no rating was used, and that's why there has been concern for the precise location of the former building. Mike Miller stated that was a concern of ALCO's as well especially with a parking lot of a large size potentially going in. Part of the plan in the next few weeks is to dig some test holes. One discussion has been digging the whole lot up in phases and filling it with gravel. They may have to rope off a portion. Connie stated she was glad he was aware of how it was filled because it was filled very quickly. James Bloise the current property owner spoke up and said it was filled with mostly bricks from the old building and all the wood was removed at the time as he filled it himself. Mike stated there is a whole process the Credit Union will be going through to ensure the vacant land will withstand a new parking lot. There are plans to test areas and pull off the grass and topsoil. There is also a plan to make some of the vacant land a green space.

Connie asked about the area being all parking, and Mike stated the Credit Union does not need all of the vacant lot and there is a possibility they would be open to selling a portion to a neighboring building. Additionally Mike stated they aren't making any promises, however with ALCO being a Community based business, there is talk of making the

parking lot open to the public after Credit Union Hours. The area is bigger than what they need. Connie stated she was happy to hear there could be intention to share parking with the community as there is a great need for parking.

Dave Crowley asked if anyone else had other comments. With their being none,
CONNIE DOYLE MADE A MOTION TO GRANT A CERTIFICATE OF APPROPRIATENESS FROM A PLACE OF ASSEMBLY TO BUSINESS. DAVID WILD GAVE A SECOND. ALL IN FAVOR AND THE MOTION CARRIED.

John and Mary Hupp spoke about their rental properties at 30 and 32 Maple St. They thanked the Planning Board for hearing their issue on such short notice so their construction can continue. There is an issue with the setbacks for the property and a safe fire lane. Kevin's concern was in case of fire there would not be adequate space for a fire company to gain access to the property. The way the current property line is, Kevin could not issue a permit for a deck to one property as it would cross lines and even though the Hupps own both properties, it could be an issue in the future. The deck is needed for entrance and egress to the upstairs rental unit. After much discussion and trouble shooting with the code enforcement officer, an audience member, and the property owner, it was decided the use of fire retardant siding would be beneficial the side of the property closest to each other and a possible change in the location of the deck area. If the property line is changed the two properties will still be too close, so a distance separation will be needed.

SUE MADE A MOTION THAT THE PLANNING BOARD RECOMMEND THE APPROVAL OF A VARIANCE IN THE DISTANCE SEPARATION BY THE ZONING BOARD OF APPEALS BETWEEN 30 AND 32 MAPLE ST. PROVIDED MATERIALS ON THE ADJACENT AREAS OF EACH BUILDING ARE CLAD IN COMPLIANT FIRE-RESISTANT MATERIALS. DAVE WILD GAVE A SECOND. ALL APPROVED AND THE MOTION CARRIED.

OLD BUSINESS: N/A

A MOTION WAS MADE BY CONNIE DOYLE TO ADJOURN WITH DAVID WILD GIVING A SECOND, ALL AGREED, AND THE MOTION CARRIED.

TIME 8:21 PM

Respectfully submitted,

Corine Bump
Village Clerk/treasurer of Cuba