

**VILLAGE OF MANCHESTER
REGULAR PLANNING BOARD MEETING
AND PUBLIC HEARING
8 CLIFTON STREET
NOVEMBER 13, 2018**

PUBLIC HEARING

Present: Judy Robinson, Chairperson
Vincent DelGatto, Jr
Jake Kennelly

Absent: Jennifer Davis, Laurent Gurewitch, Sean Schumacher

Others Attending: Marlene DeGloma, Anne M. Romeiser, Sue Vienna, Kathleen Vienna, Frank Corino, Kathy Krager, Lydia Krager, Dan Reynolds, Stephanie Achilles.

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Chairman Robinson opened the **PUBLIC HEARING** 7:00 pm.

The Clerk read the legal notice that was posted in the Daily Messenger on October 21, 2018 and mailed to everyone within 500' of 50 State Street. Ms. Stephanie Achilles would like to have a home based business occupation, a medical office, at 50 State Street. She currently has a purchased offer in on the property contingent upon approval of this application. Ms. Achilles is a psychiatrist and would like to practice one day per week, an eight hour day from her home.

Anne M. Romeiser: What type of psychiatry do you practice? I have concerns.

Stephanie Achilles: Adult psychiatry.

Kathleen Vienna: Are you going to be living there?

Stephanie A.: Yes. I will be working from there 8 hours a week.

Dan Reynolds: Will there be group therapy?

Stephanie A.: No group therapy. I will be living there and would like to work 8 hours per week. I work outside the home the other days.

Chair Judy Robinson requested that questions are to be pertinent to home occupation and not personal in nature. She also stated that off street parking is available during the winter months. The no parking on the streets during the winter is only between 2:00 am and 6:00 am.

Cathy Krager: Does this change our property value?

Jude Robinson: No one here can answer that, but you can call the assessor's office, they might know.

Anne Romeiser: Still very upset. You people have already made up your mind.

Judy Robinson: We cannot deny this application on "What if's". It is a permitted use in home occupation and falls into the special use permit requirements through our code book.

Cathy Krager: Will you be putting up any additional fencing?

Stephanie A.: I would like to have an enclosed fence for my dog.

Chairman Robinson asked if anyone had any additional questions. Are there any other questions?

Anyone have any more questions. The Public Hearing was closed at 7:20pm.

REGULAR MEETING

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Vincent DelGatto, Jr
Jake Kennelly

Absent: Jennifer Davis, Laurent Gurewitch, Sean Schumacher

Others Attending: Marlene DeGloma, Stephanie Achilles

Recording: Rita J. Gurewitch, Village Clerk/Treasurer

Chairman Robinson called the meeting to order at 7:21 pm

A motion was made by V. DelGatto to approve the October minutes, seconded by J. Kennelly, voted on and unanimously approved.

MARLENE DEGLOMA

Ms. DeGloma thanked the Planning Board for the handling of the Oldcastle site plan. She felt they were fair to everyone and just wanted to say thank you. She also wanted to give an update on the property a month after their approval. Mr. Jack Melsom came to their home the next day after the meeting to check the lawns for the truck damage. They provided top soil for repair and they had a long talk. The sign was moved to face the west for proper direction. The trucks are not as bad now. Ms. DeGloma said Mr. Melsom said they would pay for any signage if the village would put them up. She said the biggest culprit now is the Town of Manchester bringing in product. She will periodically let the board know of any problems.

STEPHANIE ACHILLES – HOME OCCUPATION – SPECIAL USE PERMIT- 50 STATE ST

The Planning Board reviewed Code Section 100-58, Home Occupation, Special Use Permit required actions.

RESOLUTION – SPECIAL USE PERMIT – STEPHANIE ACHILLES

WHEREAS, the proposed special use (Home Occupation) is consistent with the general intent of the village’s Comprehensive and Strategic Plans, and;

WHEREAS, the location, size and use of the structure involved, nature and intensity of the operations involved and size and layout of the site in relation to the proposed special use are such that it will be compatible with the orderly development of the use district, and;

WHEREAS, the operation of the proposed special use is no more objectionable to the uses of nearby properties, by reason of no dust or smoke emission, noise, odors, fumes, pollution of air or water, including subsurface waters, unsightliness or similar conditions, than would be the operation of any permitted use, and;

WHEREAS, the proposed special use satisfies each and all standards and conditions specified for such special use by the relevant provisions of this Article, and;

WHEREAS, the granting of this application will not be detrimental to the public good and will have no significant environmental impact; so

WHEREAS, the Code Enforcement Officer (CEO) shall make an on-site visit not less than one (1) time each year to ensure that the use is being operated in accord with the conditions specified to protect public health and safety, the quality of natural resources and the value of property. If the CEO determines that a violation exists, the certificate of occupancy shall be null and void and a new special use permit application shall be required, and;

THEREFORE BE IT RESOLVED, that the Village of Manchester Planning Board, does hereby grant a special use permit to Stephanie Achilles, for Medical office home occupation.

The above resolution was offered by Jake Kennelly, seconded by Vincent DelGatto, Jr. , and put to a roll call vote as follows:

- Judy Robinson, Chairperson – “AYE”
- Vincent DelGatto, Jr – “AYE”
- Jennifer Davis – absent
- Jake Kennelly– “AYE”
- Sean Schumacher– absent

The resolution was thereupon declared duly adopted.

PAULA LAURSEN – SPECIAL USE PERMIT – 46 CLIFTON STREET

A Special Use Permit application has been submitted by Paula Laursen, 46 Clifton St, for a home occupation for massage therapy. Chairman Robinson informed the clerk to set up a Public Hearing for Ms. Laursen on December 4, 2018 at 7:00 pm. The Board will review everything at that time.

The next Planning Board/Public Hearing meeting date is 12/4/18 at 7:00 pm.
The meeting adjourned at 7:35pm.

Respectfully submitted,

Rita J. Gurewitch
Village Clerk/Treasurer