

Minutes of the Town of Sennett Planning Board meeting held on Thursday, November 3, 2022 at the Town of Sennett Office Building.

Members:

Jeremy Bacon, Chairman
Pat Leamy
Richard "Dick" Phillips
Jerry Sankey
Mike Case
Mike Szozda

Dominic Giacona, Attorney

Absent: Sue Foster

Jeremy opens at 7 pm with the Pledge. He asks if all board members received the two copies of minutes from the September and October meeting. Pat makes a motion to accept the minutes from September, Mike Szozda seconds, all ayes. Pat makes a motion to accept the October minutes, Mike Case seconds, all ayes. Minutes carried.

Jeremy gives a training reminder as the end of the year approaches and asks members give their certificates to him or Kate.

Mike O'Neill is present from the Jeda Capital Group, American Group 1, P.C. Jeremy asks him to update the board on the Chipotle project. Mike says that the steel was arriving in about a week to begin construction.

O'Neill is present tonight to discuss the proposal for the new construction of Pizza Hut between Jonathan's Furniture and Gerber Collision. This will be an alternate location for the restaurant from their existing location on Grant Ave. and a drive-thru will be added. This is on a 300 x 100 ft. parcel. The sketch plan is done, they completed a traffic study, they have a split entrance shown on the plan, but O'Neill discussed with Bob Edmunds, the owner of Jonathan's Furniture, about having 1 entrance in and 1 exit because vehicles exiting the drive thru can interfere with Jonathan's traffic.

Currently, one of the other issues is draining. The culvert under Route 5 has drainage problems; they must do more research. The proposed building is smaller in size than the existing building by 5,000 ft². This leaves room for additional parking. They will put underground storage out back. They will be speaking with property owners about an easement. Drainage and access are the issues.

O'Neill says that Pizza Hut would like the building to open in 2023. They will need a ZBA hearing for the change of use with adding a drive thru and gdsa 239 review with the County.

Mary asked if they are going to put in a traffic light at the intersection of Gates Rd. and Grant Ave. Rd. because it is a dangerous intersection. O'Neill said the traffic study for Pizza Hut does not warrant it, but if a larger project comes to Gates Rd. in the future, the traffic study done for that would warrant a traffic light. O'Neill said they would add a deceleration lane to turn right and an acceleration lane for pulling out left from Gates and a left turn lane for turning into Pizza hut from the North. There would also be a

possible light needed 300 ft. down Gates Rd. for the entrance and exit. O'Neill said he would love to ask the Town about applying for a grant to fund a traffic light at Gates Rd.

Jeremy asked what the anticipated car count is. O'Neill said about 51 cars/hour. The hours of operation will be 11 AM-11 PM. Jeremy tells O'Neill that he is worried they won't get enough traffic to make the business successful enough for a new location. Mike Szozda asks if they will also have a delivery service—yes, they will.

Dick asks if O'Neill could provide any details about the possible developments on Gates Rd. O'Neill said there will be two commercial retailers in excess of 100,000 ft². They were back and forth because they did not think there are enough people in the Auburn area to justify the location.

Dick asks if there is a drainage easement on the plan because it looks like there is a drainage basin behind the building but there is not enough detail on the plan. O'Neill agrees the drainage needs to be shown better on the plans. Jeremy is concerned they are trying to fit too much into a small lot. In addition, an easement on that lot would be land-locked. He would prefer not to add easements. Jeremy asked O'Neill if they would consider acquiring property next door to this lot and use the entire corner. They have not looked into it yet. If Pizza Hut could acquire and merge the entire corner lot, they would have multiple driveways and less traffic concerns. Jeremy shows O'Neill on the map where the drainage issue is with no accessibility. Dick doesn't understand why they picked this site, other board members agree. O'Neill said he tried to get them to stay in Sennett.

Jeremy mentions the idea of needing to consider the entrance and exit style like they did when Lyons National Bank came in to Sennett. Pizza Hut also likes the high traffic area for business and they are urgently looking to move.

Bob Edmunds says that he discussed his concerns with O'Neill already. Water is the biggest problem, the ingress and egress is as well. Edmunds worked on the ingress and egress of these three lots and he doesn't see how it can be done safely. Edmunds always had problems in the past with Sennett Auto drivers driving through his parking lot and he fears Pizza Hut drivers will do the same. Edmunds states he also has tractor trailers drive around his building and doesn't want any collisions with customers or employees of Pizza Hut that go around his building. Edmunds agrees with Jeremy in stating that he wants progress in the Town of Sennett but doesn't feel that this lot meets the needs of a Pizza Hut drive-thru restaurant.

Jeremy says that he believes Edmunds and O'Neill should continue discussing possible ways around the issues with the plan and let Jeremy know when O'Neill is ready to proceed.

Pat makes a motion to adjourn, Mike Szozda seconds, all ayes. Meeting adjourned.

Respectfully Submitted,

Heather Driscoll, Planning Board Clerk