

Minutes of the Town of Sennett Planning Board meeting held on Thursday, December 2, 2021 at the Town of Sennett Office Building.

Members:

Jeremy Bacon, Chairman
Richard "Dick" Phillips
Sue Foster
Pat Leamy
Mary Major

Absent: Mike Case, Mike Szozda, Jerry Sankey, Glenn Fletcher

Jeremy opens the meeting at 7 PM with the Pledge. He asks if all members received the minutes from November 2021. No questions, Sue makes a motion to accept the minutes, Mary seconds, minutes approved. Jeremy gives board members a last call for training requirements for the year. Dick mentions there is a training on the 21st for 1.5 hours. Jeremy also informs members they have open seats on the board for the upcoming year if they have any recommendations for members, they can contact him.

Tonight, is the preliminary hearing for the site plan of Chipotle in the BJ's/Staples Plaza on Grant Ave. The board has heard from the applicants at the October and November meetings, they have brought the final site plan for review tonight.

Mike O'Neill is present to represent Chipotle. Jeremy says that Jon Hinman, MRB Group, couldn't be at the meeting but sent a letter addressing the criteria that is not part of the plan yet but is needing to be included in the plan. Chipotle and O'Neill gave the orientation of the drive-thru some more thought. O'Neill says that Chipotle likes the layout the way they have it on the plan. O'Neill also passes out the interior layout map to board members. There is also patio seating, similar to the patio seating that Panera has. Criteria for parking has been met. O'Neill is going to move a fire hydrant and free up one or two more parking spaces. The drive thru can be seen on the map in gray, it will be a concrete path through the blacktop lot. They added an infrared-activated crossing with no wait-time, activates instantly with the signal for traffic to stop to assist pedestrians in crossing. The board members approve of this addition to help with crossing through the drive thru. There are also handicap ramps. There will be a brick dumpster enclosure. They agree with the comments in Jon Hinman's assessment of the plan. They are still working on residual parking that Panera and Staples currently use this space for. They are still waiting to hear from BJs about their approval needed for seeing them from Grant Ave. Some of the signs (BJ's and Staples for example) may be relocated to accommodate more parking. They would like to try construction in February/March.

Jeremy says the plan is similar as last time, so we will move forward with this concept and layout. The lot lines will be the first priority. O'Neill needs to send a survey to begin with and that opens the door for the thorough review with MRB Group and Sennett's ZBA. Jeremy anticipates it needing one meeting, possibly they'll have it ready for a January meeting.

They still have to work on a landscape plan and drainage plan. Jeremy says that Jon will most likely want all of those in the plan before he reviews it. Jeremy tells O'Neill to get the plan copies to the Town and Jon Hinman.

Jeremy asks if there is any new business. None.

Pat makes a motion to adjourn, Sue seconds. Meeting adjourned.

Respectfully Submitted,

Heather Driscoll, Planning Board Clerk