

Minutes of the Town of Sennett Planning Board meeting held on Thursday, November 4, 2021 at the Town of Sennett Office Building.

Members:

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

Absent are: Mary Major, Mike Szozda, Glenn Fletcher (resigned) & Attorney Dominic Giacona (available by phone) and Jon Hinman, Engineer-MLB Group

Jeremy opens the meeting at 7:00 with the Pledge. He asks if everyone received the minutes from the October meeting. Sue makes a motion to accept the minutes, Pat seconds, all ayes.

Jeremy asks if anyone has any old business, none.

In attendance tonight are Joe Pliss and Sarah Scanlon. They are proposing opening a new liquor store at 354 Grant Avenue Rd and are applying for a change of use permit. They would like to call it Sennett Stone and Barrel. They would sell liquor, wine, spirits, and some other unique products with an emphasis on women-owned and minority-owned businesses. They also use an app called Grizzly that is predominant in big cities for alcohol ordering. Uber drivers deliver the products that customers order on the app. They hope this will draw in tourists of the area as well as locals. Jeremy says that it is located in a commercial-industrial district so the business is allowed in this zone. It doesn't break the code— Jeremy reads the code for clarification of what is allowed. This business fits the requirements of the code. Pliss and Scanlon would like to open by the Christmas season to benefit from holiday shopping. They expect a quick turnaround; the demo is done; they applied for the permit and received the blueprints. They will be added to the agenda for the December meeting.

Next, Mike O'Neill is back to discuss the construction of a Chipotle in the BJ's/Staples/Panera Plaza on Grant Avenue Rd. O'Neill passes out the interior floor plan to board members and the new site plan drawing. He says he addressed the board's concerns from last meeting with Chipotle and they were very receptive of the comments. O'Neill says they addressed the concern of pedestrian traffic through the drive thru and meeting the minimum parking requirement. Jeremy is still concerned that though there are crosswalks posted in the plan, pedestrians are still walking into the lanes of traffic. He asked if the mirroring plan they discussed last meeting was off the table and demonstrates his suggestion to O'Neill on the large site plan. O'Neill points out an overhead power line that poses some restraints to shifting the building. They can move it 10' North they still need a minimum of 10' from the power line.

Bob Edmunds is present in the audience and wants to point out that this area has some trouble with weather and that turning the building can also result in difficulty with wind and snow removal. There is shelter the way the building is positioned now. Bob also gave a suggestion for the pedestrians walking through the drive thru. They could put in a crossing area similar to downtown, with crossing lights telling

individuals to walk or don't walk. It is an option for pedestrians to use. Or a small speed bump placed after the pickup window to require drivers to slow down.

O'Neill says that they would like to start construction in March for opening in June.

Pat's concern is the pedestrians walking through the drive thru lane in two spots. Sue wonders where other options for parking could even be when the drive thru wraps around the entire building.

The possibility of combining lots is still in the air, they will have to submit the tax bill to Staples if they combine lots. They could move closer to Staples but that may influence BJ's opinion of the location if it blocks the view of BJs from Grant Ave Rd but it helps by moving the location from the power line.

Jeremy tells O'Neill that two lots would require two variances for parking. Mike asks how many cars can stack the way the lot is designed now. O'Neill says 14 cars.

Jeremy tells board members to ask any questions they have in the next few weeks to prepare for the next meeting.

Jeremy is waiting to hear if he will be appointed as chairman for next year. There will be an open seat, maybe two seats.

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

Respectfully submitted,

Heather Driscoll, Planning Board Clerk