

"THE FIRST WASHINGTON OF ALL"

November 11, 2013

7:00 p.m.

Town Council Meeting

Approved Minutes

- CALL TO ORDER: Mayor Sullivan called the Town Council to order at 7:02 p.m. Council members Alice Butler and Mary Ann Kuhn were present. Council members Patrick O'Connell, Gary Schwartz, Jerry Goebel and Dan Spethmann were absent. Town Attorney John Bennett and Town Clerk Laura Dodd were present. _

- PUBLIC HEARING: TW SU#13-10-01 Jean Goodine, owner of the property located at 353 Main St. desires a Special Use Permit to convert the upper level of the existing shop to retail use thus making the total retail space for the building greater than 1,000 feet:

Mayor Sullivan discussed that due to last minute changes in some Council members' schedules there was no quorum and that given that there was no quorum the Council could not vote that night on any business nor hold the official public hearing that had been advertised. He discussed that the only thing that would take place that evening would be a work session on the special use permit from Ms. Jean Goodine. He discussed that this would be an informal discussion due to the lack of a quorum and that the intent would be that the meeting would be continued to the following Monday when an official public hearing would be held.

He discussed that Ms. Goodine, a former distinguished Council member and member of the Planning Commission, desired to increase the commercial space of her building making the upstairs a commercial and/or retail space and thus exceeding the 1000 feet allowed by right. He discussed that the building was zoned Village Mixed-Use and that John McCarthy, as the Town's zoning administrator, had recommended approval. He discussed that the renter, Wine Loves Chocolate, had held a wonderful open house that day and that they were looking to expand.

Ms. Goodine discussed that the building had originally been designed by her husband with the thought that eventually the entire building would be commercial which was permitted by the building office. She discussed that at that time, as the town did not have a wastewater system, parking would have been limited as it would have had to be over the drainfield. She discussed that her husband, Chris, ended up liking having the upstairs as a place for him to work and that it wasn't retail but then after his death, she had started rethinking the use of the building and realized that now with the wastewater system, there was adequate parking for use of both levels as retail, if that was determined to be desirable. She discussed that the current renters of the downstairs were now interested in renting the upstairs as well so it would not be two different businesses.

Mayor Sullivan discussed that the application also included a parking plan.

Ms. Kuhn asked if to get to the upstairs would someone have to go through the downstairs business and if there was a private entrance to the upstairs.

Ms. Goodine said that yes someone would more or less have to go through the downstairs business and no there was no separate entrance. She discussed that although there was also a back entrance, it required going through a corridor to get to the stairs.

Ms. Butler discussed that she was not sure she had understood and asked if someone would have to go through the downstairs showroom to go upstairs.

Ms. Goodine said yes.

Ms. Butler asked how many parking spaces would be available for both levels.

Ms. Goodine discussed that there would be seven parking spaces available.

Ms. Heidi Lesinski, Ms. Goodine's realtor, discussed some of the exit signs and that Ritchie Burke had confirmed that the entire building had been approved for commercial use.

Mr. Bennett asked if there was a time line for the construction of the additional parking spaces.

Ms. Goodine discussed that they were available right now.

Mr. Bennett discussed that the SUP was for the same business occupying both floors.

Ms. Goodine discussed that she would prefer having it open to having a different renter in case she lost the current renter and that she would not want to have to come back before the Council to be able to use the upstairs as a retail space with a separate renter.

Ms. Nancy Buntin asked if there would be new grading and a new sanitary system.

Ms. Goodine said no that there would not have to be any changes as the old system that had been under the proposed parking area had been taken off line when the new sewer system was built.

Ms. Buntin asked if there were problems with drainage including at Geneva Welch's shop.

Ms. Goodine said that most of the drainage problems had disappeared after the wastewater system went in and that the drainage problems next to Geneva's shop had been solved by the recent re-digging of a trench that had gotten filled in.

At 7:15 p.m. Mayor Sullivan discussed that the meeting would be continued to a meeting on the following Monday and the official public hearing would be held then.

Ms. Dodd discussed that the three Council members present and Mr. Goebel had all agreed to continue the meeting to Monday, November 18th at 7:00 p.m.

Mr. Bennett discussed that the continued meeting would be a legal meeting.

- MINUTES:

- REPORTS: Treasury Report:
Planning Commission:
Architectural Review Board:
Website:

- TOWN ATTORNEY: Mr. Bennett:

- OLD BUSINESS: a).

- NEW BUSINESS: a). Parking in Town:
b). Planning Commission Vacancy:
c). Christmas Party and Holiday Decorations

Funding:

- PUBLIC FORUM:
- CLOSED SESSION:
- CONTINUED MEETING:

THE TOWN COUNCIL MEETING CONTINUED TO NOVEMBER 18, 2013

Respectfully submitted,

Laura Dodd
Town Clerk