

## Village of Bloomfield Planning Board Meeting August 23, 2018

The meeting was opened at 6:30 pm by Chairperson Ken Martin. Also present were; Sharol Nixon, Tom Kugris, Nikki Every and Estelle Hall

In attendance: Sandy Hicks, Jim Keir (CEO), Mark Falsone (Mayor) and Mike Macmillan

The meeting was opened at 6:00 pm with the pledge.

- I. Sandy Hicks from Grounded by Yoga, 1 Wellness Way, requested that the Board review what she would need to do in order to rent a 700 +/- sq. ft. space in her building for a small machine shop to rent. The gentleman she is looking to rent to has small table top machines, there will be no trucks in or out, no customer base. The space will be only partially finished with no additional changes for this type of business. Kugris asked about how loud the machines would be, Hicks replied that they wouldn't be loud. Emery asked if there would be any chemicals used in the process, Hicks stated that there wouldn't be chemicals used. Martin asked about hours, Hicks stated that tenant hours would be mostly after 3:00 pm.

Board suggested that Hick apply for a variance for the specific space looking to be used for this business and that she contact Code Enforcement Officer Jim Keir prior for a fire inspection in case there is additional costs in order to meet code.

- II. Mayor Falsone met with John Barry regarding the Elms Project. Barry would like to come to the next Planning Board meeting to discuss the age covenant. Mayor Falsone said that Barry hired a marketing company and they found that there was interest in townhomes from under 55 professionals. He would like to discuss a change to the age covenant that is currently 55 and older.

The next meeting will be September 13, 2018 at 6:30pm; the Mayor will reach out to invite Mr. Barry.

- III. **BV3-18, tax map #67.19-2-22.110 Mike Macmillan c/o East Bloomfield Fire Department** has applied for a Sign Variance for the property located at 105 Main Street.

Macmillan discussed the need to upgrade from the old sign. The new sign will be LED and two sided with decorative brick work around it. They have taken careful consideration to the design, height, brightness and ease of reading. They plan to use the sign for fire prevention and fire notifications only. The sign has multi-color options and will automatically dim at night. The only movement discussed would be possibly adding something like the American Flag waving or the E.B. Fire emblem. Keir stated that he suggested that Macmillian make the request for movement for transparency and so if in the future they decide to add the additions discussed they would be able to.

Martin asked if it was possible to drop one row/course of brick from the bottom. Macmillan stated that they designed it as presented because snow in the winter could build up and cover the sign, but they could remove row if needed.

Nixon asked if it was possible to remove one row/course on the sides, Macmillan stated that they could.

Martin asked if there were any issues with the right of way, Keir stated that there was no issue. The sign will be approximately 12' away.

Martin motioned and Nixon seconded to recommend approval to the Zoning Board of Appeals for **BV3-18, tax map #67.19-2-22.110 Mike Macmillan c/o East Bloomfield Fire Department** for a Sign Variance for the property located at 105 Main Street.

Whereas:

- 1) Remove one course/row of brick on the sides of the facade

Record of vote:

Martin Aye

Nixon Aye

Kugris Nay

Hall Aye

All Board members present voted and the motion was carried with majority vote.

IV. The Planning Board has been asked to nominate a representative for the Comprehensive Plan Committee, Tom Kugris volunteered.

V. Martin motioned, Hall seconded and it was unanimously carried to accept June 2018 minutes as submitted. All Board members present voted Aye, with Every abstaining from vote, vote was carried unanimously.

The next Planning Board Meeting is scheduled for September 13, 2018 at 6:30pm.

Martin motioned and Nixon seconded to close the Planning Board meeting at 6:50.

Respectfully submitted,

Laura Andolino, Secretary

Planning Board