

**ALFRED VILLAGE PLANNING BOARD  
REGULAR MEETING –VILLAGE HALL  
November 1, 2012 - 7:30PM**

**Members present:** Anne Wenslow (Chair), Marc Agnello, Sherman Clarke, David DuBois, Justin Grigg, Peter McClain, Peg Prisco

**Others present** Charles Cagle, Virginia Rasmussen, 4 members of the public

The meeting was called to order at 7:34pm by Chair Wenslow.

I - **Approval of the minutes of the October 4, 2012 regular meeting:** Justin moved to approve the minutes as submitted, Peter seconded, and unanimously approved.

II – **Applications:**

2012-24 (Uncle Alfred’s 17 N. Main): Chuck will not sign off on permit since Ellen O’Dell was not in attendance. The location of the sign will be where the banner currently hangs. The current banner would be framed with the wooden edge painted to match the building. It was recommended that signage should be placed above the glass. The board also requested a diagram illustrating how the sign will look and be hung relative to the building façade. It was determined that the current banner must come down and that the \$45 permit fee would be waived as this is a continuation of the original sign permit. A motion to table the application until the December board meeting was made by Justin, seconded by David, and unanimously passed. Chuck will report back to Ellen and Anne will place a call to her as well.

2012-25 (Hedgerow Bakery 11 N. Main): The board reviewed the plans provided and determined there was nothing related to zoning to approve. It was determined that the permit fee should be applied to 2012-25B.

Pre-submission 2012-25A: The board reviewed the application for a temporary sandwich board sign to advertise prior to the business opening. It was determined again that there was nothing related to zoning to approve.

Pre-submission 2012-25B: Discussion of plans for a sign at 11 N. Main. Section 305E3b regarding total signage square footage per building may affect how large a sign can be hung since there are two other businesses with signs existing. A variance may need to be sought if there is not enough square footage remaining for desired sign size. The board recommended placement either between the signs for BB Shenanigans and Kampus Kave or below the glass on the concrete slab. A detailed drawing was requested with the completed application.

Pre-submission conference 2012-22: Sue Akiyama presented preliminary drawings regarding a potential addition of a garage and second story in conformance with R2 lot requirements at 2 Sayles Street – a property in the historic district. Sherman passed along concerns from the Historic Preservation Committee. The addition would only be as tall as the existing cottage.

### III – Public Comments

Buffy Turner: On behalf of Douglass Turner, Buffy inquired about the feasibility of an historic district house to erect solar panels. The board replied that a site plan would be necessary and that there already existed at least one solar installation on an historic building.

John Ninos, Jr.: John had a question about the approved size of signage for the Collegiate. The signs will be wood-framed metal with an enamel coating measuring 2' x 8' each. A motion to allow immediate hanging of the signs contingent upon approval by the CEO and submission of application at the December meeting was made by David, seconded by Justin, and unanimously approved. This unusual timeline is due to the believed expiration of a sign application [in retrospect, only a pre-submission conference was completed in September 2010]. Additionally, John asked to move the Terra Cotta sign out to the edge of the balcony. The board agreed.

### IV – Other Business

**A: CEO Report** – The board discussed the report with special questioning of potential benches being located outside of Alex' Bar. A report on units with fewer than 3, exactly 4, and 5 or more tenants will be presented at the December meeting.

**B: Trustee's Report** – No report.

**C: Congregate Housing sub-Committee** – Peg suggested reviewing the zoning of Reynolds Street. Justin stated that any re-zoning should be comprehensive and village-wide in order to avoid spot-zoning. Peter suggested moving forward with motions 1&2 and discussion on additional conditions for continued Special Use Permit issuance occurred. Collective editing of the motions will occur and be presented at the December meeting. A question about what would happen to a grandfathered congregate house if a Special Use Permit were denied was considered. It was recommended that the District Regulations should be amended to prohibit congregate houses.

**D: Application Checklist** – Peg suggested that the board should use the checklist for period of time to determine adequacy. This will begin at the December meeting.

The meeting was adjourned at 10:07 pm.

The next regular meeting is scheduled for December 6, 2012 at 7:30pm at the Village Hall.

Respectfully submitted,

Peter M. McClain, Acting Secretary