

Town of Ghent Planning Board Minutes  
July 20, 2016  
Special Meeting for Bartlett House

Chairman Walters, Co-Chairman French, Member Groom, Member Machiz, Member Ocean, Member Rosenstreich, Member Stoner, Attorney Mitchell Khosrova Secretary Cathy Lyden

Chairman Walters opened the meeting at 7pm regarding the Bartlett House revised site plan application. Noninvasive trees, native per agreement by calendar which was part of the regulations were discussed. Shifting 2 spaces away from telephone pole was discussed. Landscape lighting on stone wall was discussed as well as path lighting and revised. The lights will be 16inches high and they have slits on the top that help w/shading. Light specs of 1194 Lumens were discussed which equal to a 80 watt light. An increase in the fence height from 6-7 feet to cover the mechanical aspect of building. A question was asked about lights being on all the time for the Bartlett House sign since they face neighbors. Discussion about light and how bright it really will be. Stairs will have lights because of fire codes. Back lights need to be on for security reasons and where previously approved. A question was asked about motion lights and a discussion followed. The dumpster location was discussed. A concern about dumpster location because of garbage trucks blocking off Route 66 was also discussed.

A motion to open public hearing was made by Member Rosenstreich, Seconded by Member Machiz. Public had concern about smells from the dumpsters as well as screening back w/plant and shrubs because of headlights going into people's house windows. A motion to close public hearing was made by Member Ocean and seconded by Member Machiz Carried (Chairman Walters, Co-Chairman French, Groom, Machiz, Ocean, Rosenstreich, Stoner,

Board agreed on following amendments to Bartlett House revised application.

- Fully Screening behind the parking lot w/native trees and shrubs
- By September 28<sup>th</sup> submit a landscaping plan to be reviewed at the October meeting

A resolution for Site Plan approval was approved by:

Jonathan Walters

Arron Groom

Geoffrey French

Larry Machiz

Gary Ocean

Dana Rosenstreich

Jennifer Stoner

All voted in Favor for the revised application for site plan from the Bartlett House

Meeting adjourned at 8pm