

Richard Williams, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, March 10, 2010 at 7:00 pm, to order.

ROLL CALL:

RICHARD WILLIAMS, CHAIR	: PRESENT
DALE HOLDERMAN, VICE CHAIR	: PRESENT
BETTY CORROW	: EXCUSED
ADELE DOUGLAS	: PRESENT
JOHN KANOZA	: PRESENT
MARK ROBINSON	: PRESENT
BENJAMIN WRIGHT	: EXCUSED
ERIC BLAISE (ALT)	: ABSENT
PETER TROUT (ALT)	: ABSENT
ATTY. THOMAS MURNANE	: PRESENT
CEO: PAUL BLAINE	: PRESENT

APPROVAL OF JANUARY MINUTES:

MOTION: Ms. Douglas made a motion to approve the February minutes. Second by Mr. Kanoza.

ROLL CALL: Mr. Holderman - yes, Mr. Kanoza - yes, Ms. Douglas – yes, Mr. Robinson - yes, Mr. Williams – yes.

MOTION CARRIED.

PUBLIC HEARING:

1. SITE PLAN REVIEW: BABBIE RURAL & FARM LEARNING MUSEUM
Agricultural Museum at 250 River Road

Ms. Douglas presented the following Short Site Plan to the Planning Board. The key points of discussion were the proposed sign and lighting. Mr. Murnane inquired if the sign would be an illuminated neon sign. It was stated by Mr. Babbie’s nephew that the sign would be a 6’ x 8’ wooden sign. Mr. Holderman stated that in the past some signs have been approved prior to seeing a sketch of the actual sign and the Planning Board did not necessarily “like” the signs.

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Thus he suggested the Board request a sketch of the sign prior to approval. Mr. Kanoza said he anticipated the sign would be of natural colors due to it is a farm, Mr. Babbie’s nephew concurred. Lighting of the sign was also of concern. Mr. Babbie’s nephew said they were planning to put two lights on either side of the sign, pointing down on the sign to avoid any light pollution. Ms. Douglas commented on how well of a job the Babbie’s did on their site plan.

	SHORT SITE PLAN	REVIEW CHECKLIST
A.	North arrow indicator	Yes, shown on site plan.
B.	Perimeter boundaries of the parcel – distances must be in linear feet	Yes, shown on site plan.
C.	Size and location of all buildings on site	Yes, shown on site plan.
D.	Setbacks of all structures.	Yes, shown on site plan.
E.	All parking spaces or areas must be shown. Parking space = 9’ x 18’	Yes, shown on site plan to include 2 handicap parking spaces as well as parking for buses.
F.	Outline of intended expansion or location of the project site	No explanation being discussed at this point but it was noted by Mr. Murnane it was discussed at a prior meeting.
G.	Indicate every delivery entrance	Yes, shown on site plan.
H.	Show and detail surface water drainage system	Yes, shown on site plan.
I.	Show driveways, indicate length and width	Yes, shown on site plan.
J.	Draw location of trees and intended natural screening, e.g. private hedge	Yes. It was mentioned that the trees are primarily on the Donahue’s property but overhang onto this property.
K.	Show by size all existing and intended buffer zones	Yes, shown on site plan.
L.	Show location, size, and type of any exterior signs	Yes, sign was discussed at length, see notes in minutes above.
M.	Show location and intended screening for bulk trash receptacles	Yes, 2 ea. – 60 gallon trash containers inside the building.
N.	Indicate type and location of intended exterior lighting	Yes, 250 watt street lights are being wired now.
O.	Show scale of drawing	Yes, shown on site plan.
P.	Show abutting streets/roads by name, also Right-of-Ways involved	Yes, shown on site plan.
Q.	Show distances to road intersections, both directions	Yes, shown on site plan.
R.	Indicate traffic control measures intended for this site	Yes, shown on site plan.
S.	Show names of landowners of abutting properties	Yes, shown on site plan.
T.	Indicate type of paving for driveways and parking areas	Yes, it is gravel and sand.

