

**OGUNQUIT PLANNING BOARD
REGULAR BUSINESS MEETING
APRIL 25, 2011 6:00 p.m.**

REGULAR BUSINESS MEETING

A. ROLL CALL –

The roll was called with the following results:

Members Present: Tim Pinkham, Chairperson
 Richard Yurko, Vice Chairperson
 Hank Hokans
 Greg Titman
 Craig Capone

B. MISSION STATEMENT - The Mission Statement was read into the record by Mr. Hokans.

C. MINUTES – April 11, 2011 Public Hearings and Regular Business Meeting.

Mr. Hokans Moved to Accept the Minutes of the April 11, 2011 Public Hearings and Regular Business Meeting as Amended.

HOKANS/CAPONE 5/0 UNANIMOUS

D. PUBLIC INPUT – None

E. UNFINISHED BUSINESS –

1. ACCEPTANCE OF FINDINGS OF FACT FOR: 82 SHORE ROAD, LLC/WILD BLUEBERRY – 82 Shore Road – Map 6 Lot 67. Approved on April 11, 2011

The Findings of Fact for 82 Shore Road – Map 6 Lot 67 were Accepted as Submitted.

F. NEW BUSINESS –

1. ROBERT DUFFY / SEA ROSE SUITES – 232 Shore Road – Map 5 Lot 9 – Design review for a pre-1930 structure. Application for removal of exterior stairway and awnings, change of windows to wooden windows in similar positions, change of use of one unit from retail to residential space.

James Beetz addressed the Board as the Applicant’s representative. Mr. Beetz summarized that the proposed project involves the removal of the exterior stairwell, removal of the front awnings, replacement of the existing windows with new wood windows, and a change of use from mixed retail/residential to totally residential.

Mr. Hokans asked if the Applicant has decided not to use the proposed bay windows.

Mr. Beetz responded that they will not be using the bay windows. The Historic Preservation Commission did not believe that the bay windows were in keeping with the historic nature of the building, as a result Mr. Duffy has agreed to use flat windows instead.

Mr. Capone asked if the windows would be six-over-six windows, and if they would be vertical or sideways as shown on the elevation drawings.

Mr. Beetz responded that they appear sideways on the drawings however they will be six-over-six vertical windows.

Mr. Titman asked if the existing shutters would be removed.

Mr. Beetz responded that they would be.

Mr. Yurko asked if all the awnings would be removed.

Mr. Beetz responded that they would be removed.

Mr. Yurko commented that there appears to be sufficient parking.

Mr. Beetz responded that there is more than enough parking. He only submitted the drawing to illustrate the parking layout.

Mr. Hokans asked how the lower level of the structure will be utilized.

Mr. Beetz responded that the lower level has always been a residential apartment and it will continue to be used in this way. It will be used for staff housing for the hotel.

At this time the Board reviewed the Design Review Checklist and found it to be complete.

Mr. Hokans asked what color the building would be painted.

Mr. Beetz responded that it will probably remain white for the time being. In the future it may be painted brown to match the building across the street.

Mr. Lempicki asked Mr. Beetz to explain about the bay windows.

Mr. Beetz repeated his earlier statement that the Historic Preservation Commission did not believe that the bay windows were in keeping with the historic nature of the building, and Mr. Duffy has agreed to use standard flat windows instead.

Mr. Hokans Moved to Approve the Design Review Application for ROBERT DUFFY / SEA ROSE SUITES – 232 Shore Road – Map 5 Lot 9 – Design review for a pre-1930 structure. Application for removal of exterior stairway and awnings, change of windows to wooden windows in similar positions, change of use of one unit from retail to residential space. HOKANS/CAPONE 5/0 UNANIMOUS

Mr. Beetz asked for confirmation that this approval includes the change of use from retail to residential.

Mr. Pinkham responded that it does.

G. CODE ENFORCEMENT OFFICER BUSINESS –

Mr. Lempicki noted that there are no applications pending for the May 9th meeting.

**Mr. Yurko Moved to Dispense with the May 9th meeting, given that there are no pending applications scheduled to be heard that night.
YURKO/TITMAN 5/0 UNANIMOUS**

Mr. Pinkham noted that the next meeting would take place on May 23rd at 6:00 p.m.

H. OTHER BUSINESS –

Mr. Pinkham noted that the Board held a Site Visit on Saturday April 23, 2011 for 98 Provence. All Board members were in attendance with the exception of Mr. Capone who was excused, and Mr. Yurko who had previously recused himself from involvement with this application.

Mr. Hokans noted that Paul Haseltine, the previous owner and now manager of 98 Provence, was in the audience. Mr. Hokans stated that he was surprised that the north driveway has a total lack of line-of site when leaving the parking area. He suggested the Board should look carefully at the parking and driveway layout for this project.

Mr. Hokans also expressed his disappointment that the memo from the Police Chief did not pick up this potential safety hazard.

Mr. Pinkham reminded everyone that the Board has asked the Applicant to provide a traffic study and a plan of the driveways and parking area. He noted that Saturday's Site Visit included discussions of the parking area, water flow runoff, and the location of building lines.

Mr. Lempicki noted that Carol Morrissette agreed to submit a written review of the April 23rd site visit for the record.

I. ADJOURNMENT -

**Mr. Yurko Moved to Adjourn at 6:30 p.m.
YURKO/HOKANS 5/0 UNANIMOUS**

Respectfully Submitted

Maryann Stacy
Recording Secretary

Approved on May 23, 2011