

**OGUNQUIT PLANNING BOARD  
REGULAR BUSINESS MEETING  
June 27, 2011 6:00 p.m.**

**PUBLIC HEARINGS**

**1. ADMIRAL’S INN – ELIVIA II, LLC – 95 Main Street – Map 6 Block 4.**

Mr. Pinkham asked if there was anyone who wished to speak for, or against, this application. There was no one and the Public Hearing was closed at 6:01 p.m.

**2. DOROTHY CAPEZZUTO / FOOTBRIDGE REALTY TRUST – 659 Main Street – Map 13 Block 50.**

Mr. Pinkham asked if there was anyone who wished to speak for, or against, this application. There was no one and the Public Hearing was closed at 6:03 p.m.

**REGULAR BUSINESS MEETING**

**A. ROLL CALL –**

The Roll was called with the following results:

Members Present:     Tim Pinkham, Chair  
                                  Greg Titman  
                                  Craig Capone  
                                  Robert Coles

Members Excused:     Hank Hokans

Mr. Pinkham noted the recent resignations of Richard Yurko and Hank Hokans and thanked them both for their work on the Planning Board. Mr. Pinkham also noted that this was Mr. Titman’s last meeting as a Board member and he thanked Mr. Titman for his dedication and contributions to the Board.

Mr. Pinkham noted that with Mr. Yurko’s resignation the position of Vice-Chair has become vacant and he called for nominations for that position.

Mr. Capone nominated Mr. Coles for the position of Vice Chair.

Mr. Titman seconded the nomination.

**With a 4/0 vote Mr. Coles was elected as Vice Chair of the Planning Board.  
CAPONE/TITMAN 4/0 UNANIMOUS**

**B. MISSION STATEMENT** – The Mission Statement was read by Mr. Titman.

**C. MINUTES – June 13, 2011 Regular Business Meeting.**

The Minutes of the June 13, 2011 Meeting were Accepted as Submitted.

**D. PUBLIC INPUT** – None

**E. UNFINISHED BUSINESS** –

**1. Findings of Fact for: Roberto’s / Kathy Cammarota – 200 Shore Road – Map 6 Block 112.**

The Findings of Fact for Roberto’s / Kathy Cammarota – 200 Shore Road – Map 6 Block 112 were Accepted as Amended.

**2. ADMIRAL’S INN – ELIVIA II, LLC – 95 Main Street – Map 6 Block 4 – Site Plan Review and Design Review for a post 1930 structure. Application to enclose pool and hot tub with a 52’ x 27’6” building.**

Ken Holmes addressed the Board as the owner of the Admiral’s Inn. He gave a brief summary of the proposed project to enclose the existing pool and hot tub.

Mr. Titman asked if the new building would have windows on the rear.

Mr. Holmes responded that there will be windows all the way around the building, including the back side.

Mr. Lockman informed the Board that in his opinion there are no open zoning issues with this application and he recommended the Board approve the Application as submitted.

At this time the Board reviewed the Design Review Checklist.

**Mr. Coles Moved to Approve the Design Review for ADMIRAL’S INN – ELIVIA II, LLC – 95 Main Street – Map 6 Block 4 – Design Review for a post 1930 structure. Application to enclose pool and hot tub with a 52’ x 27’6” building.  
COLES/CAPONE 4/0 UNANIMOUS**

**Mr. Capone Moved to Approve the Site Plan Review for ADMIRAL’S INN – ELIVIA II, LLC – 95 Main Street – Map 6 Block 4 – Site Plan Review for a post 1930 structure. Application to enclose pool and hot tub with a 52’ x 27’6” building.  
CAPONE/COLES 4/0 UNANIMOUS**

**3. DOROTHY CAPEZZUTO / FOOTBRIDGE REALTY TRUST – 659 Main Street – Map 13 Block 50 – Site Plan Review and Design Review for a post 1930 structure. Application to demolish building and hot top space to create additional parking spaces.**

Ms. Capezzuto addressed the Board and gave a brief summary of the proposal to remove the existing structure in order to increase the parking area.

Mr. Lockman reviewed his 24 June 2011 memo which read:

*“I have reviewed the revised drawing with resized parking spaces, prepared by Livingston-Hughes. At the last meeting, it was noted that the parking spaces were drawn way too small, due to a misreading of the standards on page 95 of the Zoning Ordinance (sec. 8.10.B.4.a).*

*The designer has created a new series of 45 degree, diagonal spaces on either side of a one-way, 12 foot aisle, shown as spaces 2 through 11, and 12 through 18. The skew width conforms to today’s ordinance at 13 feet. The aisle width of 12 also conforms. The stall depth has been reduced on each side by one foot, down to 16.5 feet, in order to fit the parking between the remaining buildings on the site.*

*These 17 newly designed spaces are far larger than the others on site, that have been in existence for many years. I would recommend that the Board accept this parking plan, with new spaces that “almost” meet the modern standard, within one foot of depth. I believe this will help to remediate a long standing parking problem at this location. This is in line with the Board’s practice at other non-conforming sites when parking has been re-stripped, to require new parking spaces to become less non-conforming.”*

Mr. Lockman recommended approval of this application.

Mr. Coles asked for confirmation that there will not be any additional seats added to Angelina’s Restaurant.

David Giarusso, owner of Angelina’s restaurant, confirmed that he has no intention of adding any additional seats at this time.

At this time the Board reviewed the Design Review Checklist.

**Mr. Capone Moved to Approve the Design Review and Site Plan Review Applications for DOROTHY CAPEZZUTO / FOOTBRIDGE REALTY TRUST – 659 Main Street – Map 13 Block 50 – Site Plan Review and Design Review for a post 1930 structure. Application to demolish building and hot top space to create additional parking spaces, and to accept a one foot (1’) variance of the parking spaces.  
CAPONE/COLES 4/0 UNANIMOUS**

**F. NEW BUSINESS – None**

**G. CODE ENFORCEMENT OFFICER BUSINESS – None**

**H. OTHER BUSINESS –**

Mr. Pinkham noted that there is no new, or old, business pending for the July 11, 2011 meeting and as a result that meeting will be cancelled. The next scheduled Planning Board Meeting will take place on July 25, 2011.

**I. ADJOURNMENT -**

**Mr. Coles Moved to Adjourn at 6:20 p.m.  
COLES/TITMAN 4/0 UNANIMOUS**

Respectfully Submitted

---

Maryann Stacy  
Recording Secretary

*Approved on August 8, 2011*