

**OGUNQUIT PLANNING BOARD  
REGULAR BUSINESS MEETING  
APRIL 8, 2013**

**REGULAR BUSINESS MEETING**

**A. ROLL CALL –**

The Roll was called with the following results:

Members Present: Don Simpson (Chair)  
Rich Yurko (Vice Chair)  
Jackie Bevins  
Mark Renaud

Members Excused: Craig Capone

Also Present: Lee Jay Feldman, Senior Planner SMRPC  
Maryann Stacy, Recording Secretary

**B. PLEDGE OF ALLEGIANCE -**

**C. MISSION STATEMENT –** The Mission Statement was read by Mr. Simpson.

**D. MINUTES –** March 25, 2013

**Mr. Yurko Moved to Accept the Minutes for the March 25, 2013 Meeting as Submitted.**

**YURKO/RENAUD 4/0 UNANIMOUS**

**E. PUBLIC INPUT –** None

**F. UNFINISHED BUSINESS –**

- 1. MIRANDA POLLARD / ~~FISH BOWL~~ MIRANDA'S (fka Gourmet Express) – 53 Shore Road – Map 7 Block 114. Request for Amendment to Site Plan Approval for a pre 1930 structure.  
Site Plan Application for Change of Use granted on May 11, 2009.**

Sue Pollard addressed the Board. Ms. Pollard informed the Board that Miranda was unable to attend however because it was a family business she would speak regarding the application. Ms. Pollard distributed a handout illustrating the type of fence they intend to use.

Mr. Simpson asked if the fencing would run along the front and the side of the building.

Ms. Pollard responded that it would and she asked how far down the Right of Way the Board wants the fence to run.

Mr. Simpson noted for the record that the current application will require amending the Board's 2009 original Approval which restricted seating to the existing back patio area.

Mr. Feldman confirmed that the Applicant is requesting an amendment to the original seating restrictions.

Mr. Yurko noted that the Applicant proposes using a vinyl fence. He reminded everyone that this is a historic building and vinyl fencing may not be compatible. He suggested that wood would be more appropriate.

Mr. Yurko noted that there is a Design Review process which is particularly important with regard to pre 1930 structures. He stated that this application was originally concerned with seating however now the Board has been made aware that fencing is also a component and they have to consider the appropriateness of the design plan as well.

Ms. Pollard responded that quality vinyl is very similar to wood however she is willing to use wood if that is the Board's preference. She also agreed to extend the fence line as far down the property line as the Board would like.

Mr. Simpson agreed that the design of the fence is appropriate however the use of vinyl is not. He would prefer to see a white, wood, picket type fence.

Mr. Robert Pollard informed the Board that his plan was to enclose the existing patio with very large planter, whiskey barrels, and plantings which will effectively restrict people from passing off of the patio. He noted that it will be difficult to sink posts into the ground in that area.

Mr. Simpson responded that the Board is primarily concerned with what is visible from the street and if the applicant installs fencing down the property line to the beginning of the existing patio and then encloses that area with planters etc that should be fine.

At this time the Board scheduled a Site Visit to take place on Monday April 15, 2013 at 5:00 p.m.

The Applicant agreed to this date and time.

**G. NEW BUSINESS –**

**1. HARRY WINSTON REALTY / ANDREW MIGLIORINI – 237 Main Street – Map 7 Block 126 – Site Plan Review for a Change of Use for a pre 1930 structure. Change of use from nightclub to retail space with no exterior changes to the structure.**

Mr. Migliorini noted that there will be no changes to the building; he will only be changing the use from nightclub to retail.

Mr. Simpson noted that the Applicant has met with the Fire Chief who had no concerns about this project.

**Mr. Yurko Moved to Find the Application Complete and Set a Public Hearing date for 22 April 2013.**

**YURKO/RENAUD 4/0 UNANIMOUS**

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

**I. OTHER BUSINESS –**

Mr. Feldman informed the Board that he will be holding several workshops in the area over the next few months.

**J. ADJOURNMENT -**

**Mr. Yurko Moved to Adjourn at 6:24 p.m.**

**YURKO/RENAUD 4/0 UNANIMOUS**

Respectfully Submitted

Maryann Stacy  
Recording Secretary

*Approved on April 22, 2013*