

PLANNING BOARD MINUTES

August 11, 2025

On the above date Planning Board Chairman Barry Horas called the meeting to order at 7:00 PM. After the Flag Salute he made a statement in compliance with Sunshine Law.

Roll Call

Members Present: Kathy Brady, Mayor Niki Giberson, Bob Haviland, Gail Haviland, Barry Horas, Joe Martin, Donna Riegel, Paul Smisek, Building Pat Noticchione, Board Attorney Joe McGroarty, and Board Secretary Vicki Cantell.

Members Absent: Bill Montag

Minutes – On the motion of Joe Martin, second of Bob Haviland and carried unanimously to accept the minutes of June 9, 2025

City Council Report – Mayor Giberson stated that the Area in Need of Redevelopment, was started and that Nacote Creek was scheduled for dredging, The City hopes to get the spoils. She also said that CARINGhouse has five residents meaning we have half way met our Affordable Housing requirement. The city does have a person available to help in this matter when needed.

NEW BUSINESS

Robert Conway, Block 24 Lot 15.03

Gina Nassar, Esquire appeared to present the application for the height variance application. Both were sworn in. The subdivision creating this lot was approved on May 12, 2025 with the stipulation that it would be combined with Mr., Conway's existing home lot on 206 Mill Bridge Court. This application is to allow the height of his proposed garage to exceed the fifteen-foot ordinance limit by two and a half feet to 17 1/2 feet. He is requesting this as he collects cars and would like to install a stack lift to provide added storage for five cars. He does not intend to do any repair work but only oil changes, tire rotation, and such. He will have an air compressor. Pictures of the proposed garage were submitted. There will be no living or storage space above the garage. There is a gravity fed two-piece bathroom possible. The garage is not visible from the road, except for Paulson Road, and will have no impact neighbors. An Easement has been received for access from Pomona Road across property that will eventually be sold to his grandson. The cars are only used during the summer months as he is gone for the winter. Members expressed concerns of safety issues in his absence. Mr. Conway stated that there is someone who will check the property periodically, there are smoke detectors, and he has cameras installed that he can view. Members reiterated that there is to be no living space.

Matt Doran, City Engineer, stated that there is nothing in the city code to preclude a bathroom but also made it clear that there is to be no living space.

Attorney Schaffer stated that the approval of a C variance would have no impact on the public. Only minimal clearing needed for a fire break is planned. Site views are blocked by existing trees.

There were no further questions.

On the motion of Paul Smisek, second of Gail Haviland and approved by roll call vote to unanimously approved the C variance for height.

OLD BUSINESS - None

OPEN TO THE PUBLIC – There was no one in attendance.

BILLS – The secretary forgot to submit her time sheet but informed the Board that she would be submitting one for 3 ½ hours.

ADJOURNMENT – On the motion of Donna Riegel, second of Joe Martin and carried unanimously to adjourn the meeting at 7:32 PM.

Respectively submitted,

Vicki L. Cantell, Board Secretary