





5021 Ridge Road WestCommercial Site plan

The owner of this site, David Agostinelli, stated that there is an existing business on site currently and he was proposing to add an (sale of propane tanks) LP tank exchange area to the business but has changed his mind on this modification.

Mr. Agostinelli stated that he is going to continue to use the store portion of the building to sell everyday items, beer and Lotto and that he is renting out the "bays" to someone as an auto repair business. He stated that "nothing was changing, going to stay the same."

Chairman Ferguson asked if Mr. Agostinelli knew the square footage of the retail sales area, so that the Board could determine the number of parking spots required.

Mr. Prince stated that the building department did not have that information.

Mr. Agostinelli stated that the area was less than 1500 sq. ft.

Chairman Ferguson did a quick calculation of the building as shown on the plans and figured the entire building to be approx. 1600 sq. ft. A discussion followed on the actual size of the retail space.

Chairman Ferguson stated that the Board would need to know the exact size of the retail store to determine the correct number of parking spots that are required under the town code. A discussion followed on this.

Mr. Prince stated that the original request for this site was for the addition of LP exchange, with the repair area being rented out and the original owner continuing to run the gas sales and small retail store.

Mr. Agostinelli stated that he no longer wanted to have the LP exchange.

Mr. Reinschmidt asked if the repair area has its own office. A discussion followed on where the office will be. Mr. Agostinelli stated it will be the same as before.

Mr. Prince stated that he did a courtesy walk through for the new renter and the renter has brought everything up to be code compliant.

Mr. Reinschmidt asked if there are any floor drains in the repair area. Mr. Prince stated that there may have been in the past but there has not been any in a very long time.

Mr. Prince stated that the Building Department was questioning if there needed to be more parking spaces because of the renter for the repair area. A discussion followed.

Mr. Agostinelli stated that he will do what ever he needs to do to get this open so he can start to run the businesses.

Chairman Ferguson stated that the Board will need to know the square footage of the retail sales area and will need to have plans that show where all the required parking spots are located. These plans also need to show the width and depth of the parking spots. The Board reviewed with Mr. Agostinelli that the parking spots need to be 9' x 18' each. A discussion followed on what needs to be on the plans.

Mr. Prince stated that if Mr. Agostinelli would call the building department when he is going to be at the site, he would meet him on site to go over with him what needed to be done.

Doan Chevrolet

Ridge Road

Mr. Prince stated that the owner of Doan had come to the Building Department to get a permit to remove the front facade of the "old" Doan building (5035 Ridge Road West). Mr. Prince stated that they would have to come in front of the Board to verify that this was part of the approved plans for the new building at 5049 Ridge Road West.

Kris Schultz, the engineer for this site was present at the meeting. Mr. Schultz had the approved site plan with him, which shows the old building on the plans. Mr. Schultz stated that the removal of the front facade is a requirement of the Chevrolet franchise agreement. He then reviewed with the Board that there would be no public in the old building, that there is rest room facilities still in the building and that this is a continuation of the original approval. The owner still needs to remove the existing leach system that is in front of this building. Mr. Schultz stated that the owner was hoping to have another dealership franchise in this building by now but does not.

Mr. Prince stated that he has conceptual plans of the demolition and that it shows the interior wall will now be the outside, that they have a letter requesting that the owner be allowed to use the building for storage, no general public will be allowed, and there are rest rooms and a break room in the area of the building that will remain.

Mark Acker asked if there will be any change to parking. Mr. Schultz stated there will not be.

Mr. Acker then asked if the electric charging station had been installed. Mr. Schultz said that it had been.

Chairman Ferguson asked if there will be signage on the building. Mr. Schultz stated there will be no signage, the Chevrolet signs have to be removed.

Doan Chevy continued:

Mr. Prince stated that the Building Department requested that the applicant come before the Board because they were not sure if this was approved by the Board with the original approval for 5049 Ridge Road West.

A discussion followed on what the design was for the new front wall. Mr. Schultz stated that they have not made that decision yet but it will be a "decent looking" exterior.

After a discussion it was agreed that the demolition of the front facade of the existing building was included in the originally approved plans for the site at 5049 Ridge Road West.

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*Steve Aprilano made a motion to accept the April 21, 2014 minutes as presented. The motion was seconded by Mike Reinschmidt. Motion carried unanimously 5-0.*

A discussion followed on the Profeta subdivision and what options there were for this site for fire protection.

Mr. Reinschmidt asked if the easement issue with the multiple properties had been addressed. Mr. Prince said he had not discussed that with the owner but has not seen any more documentation from the attorneys.

*There being no further business, a motion was made by Bob Pelkey and seconded by Mark Acker to end the meeting at 7:29 pm. Motion carried unanimously 5-0.*

Respectfully submitted,

Maureen L. Werner,  
Recording Secretary