

greater than 10 meters in height. Mrs. Bonomolo states she has no objection to providing the Report, but requests the Condition be modified to remove the requirement for a licensed PE. Will states if the engineer isn't licensed, what would his or her credentials be. Mrs. Bonomolo states the person would be an RF Engineer with experience. Mrs. Bonomolo states there are not very many licensed RF Engineers. Will states he never heard of an engineer who is not licensed. Cynthia states that no one has ever raised an issue about this, and it is in every one of the Board's Resolutions. Cynthia states these Reports are submitted all the time. Mrs. Bonomolo states she doesn't know if the Reports are always stamped by a Licensed PE. Mrs. Bonomolo states she is bringing this up for the record as an objection as she doesn't think it is necessary. Mrs. Bonomolo states it is the Board's Condition. Cynthia states she would like to leave it in and she will speak with the Building Inspector requesting he look at the Reports which have already come in. Mrs. Bonomolo states that is fine. Charlotte asks Mrs. Bonomolo if she utilizes someone who isn't licensed and is that why she is objecting. Mrs. Bonomolo states there are numerous companies producing these Reports and they don't have licensed PE's on staff. Cynthia states she will look into it, but doesn't believe it has ever been an issue. Cynthia states the Board has had matters before them from Sprint without any issues.

Cynthia requests Mrs. Bonomolo submit information in regards to the Removal Bond in terms of whether it needs to be adjusted. Mrs. Bonomolo asks if she should submit a current cost estimate for removal. Cynthia states yes. Mrs. Bonomolo asks if that has to go to the Town Board. Cynthia states it should come to the Planning Board for referral to the Town Engineer. Cynthia states once the Town Engineer signs off it will be sent over to the Town Board.

Chairwoman motions that the Planning Board Adopt the Draft Resolution of Site Development Plan Approval for Modifications to an Existing Tower Facility at 73 Crosby Road for Sprint Nextel. Bernard Sweeney seconds. All in favor. No opposed.

2. **Fuelco/BP (Getty): Rich Pearson** (owner – Joseph Bryson)
Amended Site. Dev. Plan (location – 2 Fields Lane & Hardscrabble Road)

- Consider Referral to the ZBA

Cynthia states at the last Meeting the Board understood that the Applicant is anxious to get over to the Zoning Board of Appeals (ZBA) because absent a nod from them it is not worth the time and energy of the Applicant to complete a lot of the information needed to continue processing the Site Plan Application and the SEQR. Cynthia states the whole objective of the package that came in tonight is to have the information the Board needs to circulate their intent to be Lead Agency and to give their recommendation on the variances which will be needed. Cynthia states the Board and Consultant only received the package today and she doesn't believe they have had enough time to examine it. Cynthia states if the Board agrees, once Will has the time to review the information, and reports back to her, she could then prepare the Memo for the ZBA and do the circulation under SEQR. Cynthia states the Board already did their motion for the circulation, but Will still has to review the documents to determine whether or not they are in proper form for the circulation. Cynthia states she will receive signoff from Will as to the content of her recommendation letter to the ZBA and whether it is in good order. Cynthia states she is sure the Applicant is aware that their Application to the ZBA has to be accurate in terms of the specifics regarding the variances. Cynthia states that Rich Pearson is here tonight to represent the Applicant and asks him for a quick overview of the variances as he has identified them so as to see if the Board has a comfort level.

Mr. Pearson states they are seeking three Area Variances. Mr. Pearson states the first Area Variance is to have the fuel pumps located 13 feet from the property line. Mr. Pearson states a 35 foot front yard setback is required and they are proposing to locate the fuel pumps in the approximate area where the previous fuel

pumps were located. Mr. Pearson states while they will require a variance, it will be to locate the pumps where they were before. Mr. Pearson states the second Area Variance involves a canopy over the fuel pumps. Mr. Pearson states there is a 35 foot front yard setback and the canopy is within that setback and they are proposing a two foot setback from the property line. Mr. Pearson states the canopy would be centered over the fuel pumps. Mr. Pearson states there is a very wide 39 foot right of way in this area between Fields Lane and the property line. Mr. Pearson states there is a total of 41 feet from the proposed canopy to Fields Lane. Cynthia confirms that would be to the edge of the pavement. Mr. Pearson states for the public driving by they wouldn't know where the right of way line is as compared to other fueling stations. Mr. Pearson refers to the Plan and shows where they are proposing landscaping to mitigate the proposed canopy and fuel pumps. Mr. Pearson states he has modified the landscaping based on Will's memo as well as other landscaping throughout the Site. Mr. Pearson states overall the landscaping will be an enhancement to the Site and it is their hope there would be sufficient mitigation to take care of the variance.

Cynthia asks Mr. Pearson if the Plans show the canopy height and roof in relation to the building. Mr. Pearson states yes, the Plan does show the roof. Mr. Pearson states those drawings were part of their latest package even though they may have been previously submitted to the Board. Mr. Pearson refers to the roof in regards to the type of shingles and states he has never seen shingles like this on a gas station canopy. Mr. Pearson states the architectural elements will be very nice and will also help to mitigate the canopy being in the front yard setback. Cynthia asks Mr. Pearson what the height of the canopy is. Mr. Pearson states he believes it is approximately 16 feet, but will have to double check that. Cynthia asks Mr. Pearson if he recalls the height of the building. Mr. Pearson states he doesn't have that information with him tonight. Cynthia states when the SEQR circulation is done, one of the Boards receiving the documents will be the Architectural Review Board (ARB). Cynthia states the Planning Board relies on the ARB in regards to the specifics on the architectural aspects. Mr. Pearson apologizes for not submitting the materials earlier. Cynthia states the Board will work with the Applicant as best as they can. Mr. Pearson states the third Area Variance involves the driveway Separation from the street line of the adjacent intersection near Hardscrabble Road. Mr. Pearson shows the driveway right of way and states the Code requirement is to have 75 feet and they are proposing to have 62 feet. Mr. Pearson refers to the existing driveway and states it is approximately 60 feet, so they are actually moving the driveway slightly away from Hardscrabble Road. Mr. Pearson states that similar to his discussion about the wide right of way on Field's Lane, there is also a very wide right of way along Hardscrabble Road. Mr. Pearson states there is approximately 50 feet from the street line to the Hardscrabble Road traveled way in this location. Mr. Pearson states that with one not knowing where the right of way is, there would be approximately 112 feet of separation from the driveway and the traveled way near Hardscrabble Road. Mr. Pearson states they will require a variance, but they will actually be making an improvement. Mr. Pearson states on a practical basis the driveway will function well in the future. Mr. Pearson states it is an exit only driveway.

Mr. Pearson refers to the two Use Variances and states the first involves the expansion of an existing, non-conforming Use, the Auto Repair Use. Mr. Pearson states there is a small area of the building that will be expanded by approximately 43 square feet. Mr. Pearson states most people will not notice this, but it is an expansion of an existing, non-conforming Use. Cynthia asks Mr. Pearson to point out the area he is referring to. Mr. Pearson shows the area on the Plan. Cynthia asks if there are garage doors there. Mr. Pearson states yes. Cynthia asks whether the doors will stay or go. Mr. Pearson states they will stay.

Mr. Pearson states the second Use Variance involves the Convenience Store Use. Mr. Pearson states that retail is not a Permitted Use in the Zone and they are proposing a Convenience Store Use which would be an Ancillary Use to the Gas Station Use. Mr. Pearson states that he believes the Board is aware that convenience stores are being seen more and more in gas stations. Mr. Pearson states as he drives along Route 22 towards I684 each of the gas stations have convenience stores. Mr. Pearson states the convenience store would be

within the existing building except for a minor expansion in the back for a cooler. Mr. Pearson states the cooler will not be visible to most people driving along Hardscrabble Road or Fields Lane. Mr. Pearson states many of the people utilizing the gas station will also utilize the convenience store. Mr. Pearson states the convenience store has been considered in their Traffic Study. Mr. Pearson states having a convenience store is essential in having a successful gas station in terms of how gas stations have evolved over the years.

Will states that something came to mind when Mr. Pearson used the word Ancillary and asks Mr. Pearson if he is representing the Use Variance as an Accessory Use or a Principal Use. Will states the only difference would be if the gas station were to not work out, there would be a Retail Use which is totally different than the gas station.

Cynthia states at the last Meeting we talked about the absence of a lane so that vehicles may go around other vehicles who are still obtaining fuel and it was recognized that if a lane was to be considered it would have to be located on land owned by North Salem. Cynthia states she believes Mr. Pearson has shown in one of the Plans how this could be accomplished. Cynthia states she did talk with the Town Attorney and while he thought it could be worked out legally with the Town Board if they are agreeable, he suggested talking with the Superintendent of Highways to obtain his input. Cynthia states in discussing the future of Fields Lane, the Highway Department has talked about a possible future right hand turn lane which would affect and impact the terms and conditions of a license if one were to be granted. Cynthia states it looks like there is a possibility the Applicant may go in this direction and asks whether this would trigger another variance of any kind, or just the license with the Town Board. Will states he doesn't know whether it would be considered a license. Mr. Pearson talks about having it tied into the Landscaping Agreement. Will states he isn't sure because it will be in the right of way. Cynthia states part of it would be on the Applicant's property and part would in the right of way. Cynthia states when Mr. Pearson works through the Variance Application with the Building Department he may want to bring this up and see what their take is on it. Mr. Pearson shows on the Plan where they have added a bypass lane near the building and states they have shown this as a potential possibility on their recent submission. Will asks what the width of the right of way is. Mr. Pearson states it is a little over 60 feet. Will states there is room for a turning lane on the other side. Cynthia asks absent confirmation of the specifics regarding the variances, are all the Board Members in agreement to support recommending these variances to the ZBA? The Board states yes. Cynthia asks Mr. Pearson what the timing is for him to submit his Application to the ZBA. Mr. Pearson states the deadline is January 28th, and the Meeting is mid-February. Mr. Pearson talks about submitting an Application to the ZBA with the hope that they will receive a favorable recommendation and interpretation of the variances from the Planning Board. Cynthia states Mr. Pearson doesn't need her letter January 28th; he would need it in advance of the February ZBA Meeting. Cynthia asks Will whether he will be able to work within the timeframe discussed tonight. Will talks about reviewing the variances being requested and states there should be enough time. Cynthia states that Will also needs to look the Plans over to determine whether they are ready for circulation. Will states he understands. Will talks to Mr. Pearson about preparing a draft of the Application and forwarding it to Cynthia in pdf format, and Will states that will be helpful when he prepares the circulation notice.

3. Appointments:

- Planning Board Secretary – Dawn Onufrik
- Deputy Chair – Charlotte Harris
- Planning Consultant – Matthew D. Rudikoff Associates, Inc.
- Engineering Consultant – Hahn Engineering, P.C.

Chairwoman motions that the Planning Board Re-Appoint Dawn Onufrik as Planning Board Secretary for the year 2014. Charlotte Harris seconds. All in favor. No opposed.

Chairwoman motions that the Planning Board Appoint Charlotte Harris as Deputy Chairwoman for the year 2014. Robert Tompkins seconds. All in favor. No opposed.

Chairwoman motions that the Planning Board Re-Appoint Matthew D. Rudikoff Associates, Inc. as Planning Consultant for the year 2014 and Confirms With Will Agresta that the Rate Schedule is Current and it has not Changed. Gary Jacobi seconds. All in favor. No opposed.

Chairwoman motions that the Planning Board Re-Appoint Hahn Engineering as Engineering Consultant for the year 2014 and States the Town Board has their Rate Schedule. Bernard Sweeney seconds. All in favor. No opposed.

WORK SESSION:

4. Discussion of Proposed Zoning Amendments:

- Review of Definitions
- Review of Use Tables

Cynthia states that Bruce Thompson and his Assistant Paul Taft met with her to be briefed on the work we are doing on the Zoning Amendments. Cynthia states she gave them a quick overview and let them know that one of the items the Board is trying to wrap up are the Definitions. Cynthia states that Bruce and Paul offered to take a look at that product particularly since there are Definitions which appear in their Code Book. Cynthia states that Paul sent her a link to the Code Book so she could look at the Definitions to see if there are any conflicts. Cynthia states she suggested that after tonight's Meeting she put together a package of what the Board has so far and forward it over to Bruce and Paul so they may give us an overview. Will asks what Code Book Cynthia is referring to. Cynthia states the Building Code Book. Will states the Definitions for the Building Code do not necessarily have to be aligned with zoning. Cynthia states she understands that but thought it would be good to have any information that may be seen as a conflict.

Cynthia states she would like to go through the Definitions tonight, but before beginning there is one Use she would like to talk about revisiting. Cynthia states she is constantly getting inquiries about what people can do in Town, what the current zoning says, and whether changes are being considered. Cynthia states that one recent request had to do with workout studios which we already drafted as Personal Service Business. Cynthia states the Board did a good job with the draft, and put them in the RO, GB, and NB Districts. Cynthia states we didn't put them in the PO District and asks the Board to think about it again. Cynthia states she is not making a strong recommendation one way or the other but it seems like it might be a Use that would be compatible in the PO District because it might be one of those Uses that continue to utilize some of the pre-existing residential structures, barns, or garages that are there by adapting the interior space. Cynthia states it doesn't seem to her that there would be any kind of impact on the outside such as the storing of materials. Cynthia states that parking would be required, just like an office would have. Cynthia states when the Board discusses the Use Tables at the next Meeting they should come back with thoughts as to whether they would consider this change in the PO District.

Cynthia refers to the Draft Definitions and states she would like to utilize the February 5th Meeting to have a Work Session on the Zoning Amendments because we will have Roland back and she knows the Board has a few questions for him. Cynthia states as the Board goes through the Draft Definitions they should earmark any items for which they would like guidance from Roland on. Cynthia states the same holds true for the Use Tables as the Board will revisit all of the items they had questions on.

Cynthia refers to the Draft Definitions and states she asked Will to lump everything together into one document and states even though it is not in alphabetical order she thinks the Board can manage to go through it. Cynthia states she revisited all of the Use Tables to see whether the Board has captured everything and the three Uses that are not on the list are Bed and Breakfast, Home Professional Office, and Home Occupation. Cynthia states we already have Definitions for those in the Code and she doesn't think the Board needs to revisit them, but if they want to do that on their own, go right ahead and that would complete an exhaustive list of all the Uses found on the Use Tables. Charlotte asks Cynthia to repeat the three items. Cynthia states Bed and Breakfast, Home Professional Office, and Home Occupation. Charlotte asks whether Home Occupation would be for people who work from home. Cynthia states yes, they are both forms of working from home and they are Accessory Uses by Right. Cynthia states the Definitions set the Standards as to how much of a home may be used, whether employees are allowed, and number of parking spaces.

Cynthia states as the Board goes through the Definitions sometimes a word will appear on the list not because it's a Use we are providing in the Ordinance, but because it is mentioned as a Use that is not being allowed. Cynthia refers to the Veterinary Use and states it specifically excludes Animal Hospitals which is why we defined Animal Hospitals to help with the distinction. Cynthia states she will continue to go through all of the Definitions to make sure we have picked up on those words which are being used, but may need to be defined, to make sure there is clarity for people trying to interpret this.

Cynthia states at the last Meeting we had a brief discussion about pets and asks whether the Board decided to keep the Household Pet Definition. There is a discussion about pigs. Cynthia states she is not worried about the pigs anymore because she reminded herself that if someone is in R4 or R2 they may have up to three pigs and she doesn't want to know whether they live in the homes or not. Cynthia states if someone wants to have pigs they have to be in either R4 or R2, and have ten acres. Cynthia states if they do not have ten acres they will have to go to the ZBA to request a variance. Will states the Household Pet Definition may not be needed. Cynthia states that Household Pet is used as an Accessory Use by Right which is why we have it. Cynthia states as part of the Accessory Use by Right someone may have so many dogs and that is the only one we put a number on. Cynthia states now that we have a Definition for Household Pets, when we go back to the Use Table, we will have to decide whether or not we want to capture a number on any of the notes. Cynthia states she believes by the way the Definition is worded, that may not be necessary.

Charlotte asks if the Board will go through the Definitions one by one. Cynthia suggests going through them page by page to see if anyone has notes to pick up on.

Charlotte refers to the Definition for Veterinarian's Office on Page 6 and states that every single small animal vet has boarding. Charlotte states that some people who go on vacation keep their dogs or cats at their vet. Charlotte states they are not considered kennels as the animals are kept inside and the dogs are taken outside on a leash by the staff. Charlotte states to exclude boarding from the Definition may be something we should think about as it isn't practical. Cynthia states she believes the only place it is allowed is in RO, but she isn't sure about NB or GB. Charlotte states the Definition also mentions not allowing grooming. Charlotte states when people go on vacation and board their pets quite often they have their pets groomed while they are away. Will asks how that is different than a kennel. Charlotte states that most kennels have outside runs. Charlotte states she believes the issue is noise, so a kennel would have outside runs where dogs can bark. Charlotte talks about the activities being contained in the building. Cynthia states we only allow them in the RO District which is all of Fields Lane and two or three parcels which front on Hardscrabble Road. Charlotte states she doesn't know how the rest of the Board feels about this. Cynthia talks about stating that no outside boarding would be allowed and states this would be a Veterinarian's Office. Cynthia states she knows of a Veterinarian's Office which does have a fenced in area outside. Cynthia states she doesn't know whether they have runs. There is a discussion about dogs barking. Robert refers to the RO Zone and states he wouldn't

think this would upset the neighbors versus a Residential Zone. Robert states if we are looking to improve the RO Zone, we need to have some flexibility in this regard. Cynthia states when the Board goes back to look at the Standards they drafted, they should see if they can get to a comfort level, in which case maybe they can consider boarding. Cynthia asks the Board if it makes sense to look at it as part of the Standards because we want to make sure the exterior use is nominal. Cynthia states she will circle boarding and write a note to add a Standard. Cynthia states this may only be allowed in the RO Zone but if it is put in the Ordinance as a Use someone can petition to have that Use in another Zone.

Cynthia states the Board received comments in regards to the Definition of Building Contractor's Business and Storage Yard on Page 2 which they haven't dealt with. Cynthia states she believes the Board received comments came via email from Don Rossi's Office. Cynthia states the Board has to talk with Roland when he is with them again about this.

Cynthia states there are Definitions for Business Office/Professional Office, Day-Care Center, Child or Adult, and Family Day-Care Home on Page 3 and confirms the Board has no further comments.

Cynthia states there are Definitions for Group Family Day-Care Home, Indoor Light Industry, Indoor Recreation and Laboratory and Research Facilities on Page 4 and confirms the Board has no further comments.

Cynthia states there are Definitions for Medical Office or Dental Office, Medical and Dental Clinics, Personal Service Business, Recreation Grounds and Facilities and Restaurant on Page 5. Cynthia refers to the Personal Service Business she was talking about earlier which includes exercise, personal fitness, art, dance, martial arts, yoga, music, tutoring or other personal or group studies providing instructional classes and lessons. Charlotte states one of those Uses is at Union Hall. Cynthia states yes, the yoga classes. Cynthia refers to Recreation Grounds and Facilities and states it is also listed on Page 8 along with Passive Recreation and Not for Profit. Cynthia asks why we even bother with a Definition of Recreation Grounds and Facilities unless it is referenced somewhere. Cynthia states the one in the Use Table is for Not for Profits. Will states he believes it is listed twice because this was part of the combining of the two and he didn't realize that further analysis was in his second memo. Will states the first reference on Page 5 should be ignored. Will refers to Page 8 and states those items were the last items the Board had discussed. Cynthia states she will delete the Definition on Page 5. Cynthia refers to Page 5 and states that language has been added under restaurants so as to exclude drive-through facilities.

Cynthia states there are Definitions for Retail Business, Open Storage, Tradesman Offices, Veterinarian's Office and Wholesale Business on Page 6. Cynthia asks what the difference is between boarding and kenneling and asks whether they are really the same thing. Will states he doesn't know. Cynthia states the Board will discuss this further when they get to the Standards. Robert asks what is meant by the words "fully contained" in the Definition for Tradesman Offices. Robert states this was resolved so that the materials do not have to be inside. Cynthia states she believes a certain percentage would be allowed to be outdoors. Will states he will take out the word "fully". Charlotte will dig a little deeper and do research in regards to boarding. Cynthia refers to the Definition for Wholesale Business and asks Will if this is listed because it is referenced somewhere else. Will states he thought this was allowed in RO now but confirms he doesn't see it in RO. Will states maybe it is in the Industrial Definition. Cynthia states it may be in Indoor Light Industry. Will looks and states no it isn't there. Cynthia states she will make a notation to check and see why we have this. Will states he will also research it.

Cynthia states Golf Courses as opposed to Golf Clubs and Country Clubs, as well as Membership Clubs are defined on Page 7. Cynthia states the Board is keeping Golf Courses separate from Membership Clubs. Charlotte states it is the difference between a public place to play golf versus having to be a member of a club.

Cynthia states the Use now reads Membership Clubs, Golf, and Country Clubs, lumped all together. Will states that is why there is one Definition. Cynthia states yes, that is for Membership Clubs. Cynthia refers to Golf Courses and states the Board will have to determine whether that Definition is still needed. Charlotte reads the last sentence which states “a golf course may be a component of a country/membership club as defined herein”. Cynthia states this will be revisited. Cynthia states that everything is contingent upon the Membership Club. Will talks about whether or not to have golf courses that are smaller than nine holes. Charlotte asks if Will is talking about miniature golf. Cynthia states presumably under the Standards we will make references to Golf Courses and talks about cross-checking this against the Standards. Cynthia states when the Board starts to work on the Standards they may generate a few more Definitions that are needed.

Cynthia states there are Definitions for Recreation Grounds and Facilities – Not for Profit, Passive Recreation, Camp or Campgrounds, and Day Camps on Page 8. Cynthia states the Use is that the facility has to be operated by Not for Profit Organizations, and asks whether we should care about whether the ownership is a Not for Profit. Will asks if the Board would rather ownership be by a Not for Profit. Cynthia states the only time she could think of a Not for Profit not owning a facility would be if it were involved with a Conservation Easement. There is a discussion about how to label this on the Use Table. Will states the Use Table does state the word “operated”. There is a discussion about changing the word “operated” to “owned”. Cynthia talks about writing the Standards for the Special Permit Use and states that right now when she thinks of how facilities are being used, they wouldn’t require Site Plan Approval. Will refers to the Standards and states the Board is going to want approvals for that. Cynthia states the Board will want someone to have a Permit, but she isn’t sure there will be a full-fledged Site Plan in terms of where trails would be located. Will states the Planning Board only has two Permits; Site Plan and Conditional Use Permit. Cynthia states the Conditional Use Permit will handle the Use. Will states there has to be a Site Plan also. Cynthia refers to the Open Land Foundation in terms of them obtaining more properties and states every time they want to add a trail they would have to come before the Board. Charlotte states that is silly. Cynthia states she doesn’t think it is a burden for them to come in for a Conditional Use Permit and talks about what extent a Site Plan would be required. Cynthia states the Conditional Use Permit process would be considered as a check list in terms of onsite parking, etc. Cynthia states it is an opportunity to have a check list to see what will be provided in terms of open space, walking trails, or cross country skiing trails. Will states the Code requires a Site Plan with all Conditional Use Permits. Cynthia states it doesn’t have to be detailed. Will states that is true about any Site Plan. The Board could request whatever they want as long as it is reasonable and can be justified. Will states a Site Plan is the lesser of the two Permits. Will states a Conditional Use Permit requires a Hearing. Cynthia asks if the Hearing may be waived. Will states no. Charlotte talks about the fees in terms of having someone draft drawings. Cynthia talks about requesting a general generic trail system document. Charlotte states the Open Land Foundation is spending money to have properties staked, but most of them do not have surveys. Cynthia states the parcels already owned by the Open Land Foundation may not have surveys. Robert asks how they would be able to obtain Title without surveys. Cynthia states she believes surveys are being provided for future parcels. Will states that there could be a lesser Standard in regards to trails and have a process for the approval of them as an Amendment to the Site Plan only as the Use would not change. Will states there could be a modified process built in. Cynthia states there is the potential for a lot of onsite parking, and possibly gazebos. Cynthia states the Board is familiar with minor activities with all the parking along the side of the road. Will states that nature preserves and other activities on Open Space which would be defined as a totally different Use. Cynthia states she will bring in the Map next time so the Board may see the extent of the land they are talking about. Cynthia states this needs more thought. Cynthia refers to Passive Recreation states it has been defined because it is used as part of the Recreation Definition. Cynthia states that Camp and Campground is defined because it is mentioned as well. Cynthia states this used to be listed as an exclusion. Cynthia states it is still listed under the Standards. Will talks about having a sub set of Standards relative to trails which could have a simple approval process. Cynthia asks whether that would require a Conditional Use Permit or be an Exception. Will states at some point there has to be an initial

approval, but if it is just open space, it could be very simple. Will states nature centers or gazebos would also have to be reviewed.

Cynthia states there is a Definition for Libraries on Page 9 and we took out the Definition for Hospitals because we took them out of the list of Uses. The Definition for Hospital, Animal has been taken out. Charlotte states a lot of veterinary practices are also called animal hospitals. Will states there really isn't any difference between the two. Charlotte states that all veterinarian's offices have hospital facilities, especially the new facilities. Will states that an emergency care facility opened up in his Town. Will states it is not a veterinarian and doesn't look any different. Charlotte states these emergency facilities are usually open 24 hours a day. Charlotte states this shouldn't be excluded because all the activities take place inside and there is no boarding or kenneling. Cynthia suggests having animal hospitals listed with a note to see veterinarian's office. Cynthia states right now we have a problem because we exclude animal hospitals. Charlotte states the last three veterinarian's she has used have called themselves animal hospitals.

Cynthia states there are Definitions for Hotels, Museums, and Art Studios/Galleries on Page 10.

Cynthia states there are Definitions for Church or Place of Worship – Religious Use, Parish Hall, House or Rectory, Nursery School, and School, Private – Educational Institution on Page 11. Charlotte refers to St. James and states their Parish Hall has a Nursery School in it.

Will goes back to the animal hospital discussion and states the fact that we don't use the words "animal hospital" is why animals aren't usually kept. Will states the purpose of a Definition is to define the terms in the Code and it isn't used in the Code. Cynthia states she suggested slashing it and make it veterinary/animal hospital. Will states that animal hospital is not used anywhere else in the Code other than in that Definition. Cynthia suggests putting it in the Use Table as veterinary/animal hospital as an either or. Will states he understands.

Charlotte refers to St. James and states the Definition for Parish Hall, House or Rectories excludes schools unless they are religious. Cynthia states it is covered under Schools. Cynthia refers to the Use Table and states that nursery schools and daycare centers are allowed in conjunction with permitted churches and other places of worship. Cynthia states we also allow parish houses and parish halls as accessory uses.

Will refers to the Household Pet Definition on Page 12. Cynthia states we are leaving that in. Will states the other Standards dictate the quantities.

Cynthia states that the Board should bring in their Use Tables for the discussion next month. Cynthia asks Will if he recalls whether any of the Standards require guidance from Roland. Will states he will have to confirm that as it has been a long time. He will have to confirm that. Cynthia states she and Will will go back and look at the Standards to see if there are any questions for Roland. Cynthia states the Board will concentrate on the Use Tables. Will states we were in good shape with the Use Tables with the exception of the Use Group aspects. Cynthia states that the Board has to decide whether schools and churches will be taken out of the R4 and R2 Zones.

Cynthia states that Emily Naughton from Hogan and Rossi has been coming to our Meetings and sending us e-mails and she took a particular interest in our discussion about schools, and possibly churches. Cynthia states that Mrs. Naughton emailed a very interesting case she found which is definitely worth reading. Cynthia states she will forward it over to Roland.

5. Comments from the Chair:

Cynthia states she has very sad news. Mr. Tompkins has decided he is going to move on. Cynthia asks Robert how many years he has served on the Planning Board. Robert states he started in 1990 and only took a break when he built his house. Robert states he thought his term was up at the end of 2013 so he had to resign instead. Cynthia states Robert emailed his official resignation today to both herself and Supervisor Lucas.

6. Next Meetings:

- Regular Meeting – February 5, 2014
- Work Session – February 19, 2014

7. Resolution:

Chairwoman motions to adjourn the Planning Board Meeting. Robert Tompkins seconds. All in favor. No opposed.