

PRESENT Chairman Machelor, Doreen Albee, Joseph Sorce, Clerk Fundis, Deputy Clerk Vazquez, Zoning Officer/Building Inspector Candella.

Tasia Fitzpatrick entered the meeting at 7:03pm.

EXCUSED Savana Bevacqua

CALL TO ORDER Chairman Machelor called the Planning meeting to order at 6:50pm.

MINUTES A motion was made by Doreen Albee seconded by Joseph Sorce and passed unanimously to approve the May 10, 2021 minutes as written.

OLD **478 Center Street – Lewiston Love**  
BUSINESS A motion was made by Joseph Sorce seconded by Doreen Albee and passed unanimously with three votes to approve the sign application for a 2 x 8 aluminum all sign as presented, along with an approval for the vinyl decal for the door.

NEW **482 Center – O's Smoke Shop Sign**  
BUSINESS A motion was made by Joseph Sorce seconded by Doreen Albee and passed unanimously with three votes to approve the sign application for a 1.5 x 6 wood sign as presented.

**478 Center – Olde Time Barber Sign**

A motion was made by Joseph Sorce seconded by Doreen Albee and passed unanimously with three votes to approve the sign application for a 2 X 8 wood wall sign as presented, stipulating that the sign be hung six feet from the ground on the side of the building, and that a directional arrow be added to or below the sign to show where the entrance is located. The Planning Commission recommended business owner, Chris Collesano, to the Zoning Board of Appeals to apply for a variance to allow placement of the sign on a side of a building that is a non-street facing wall.

**490 Center – Casa Antica enclosure of existing patio**

A motion was made by Doreen Albee seconded by Joseph Sorce and passed unanimously with four yes votes to approve the design plans for a permanent enclosure of 1,138 square feet of the existing patio for Casa Antica, located at 490 Center Street. The approval was granted with the following stipulation:

-That the canopy be reduced, not to obstruct the bay window

-Contingent upon seeing floor plans

-If property is two separate parcels, will need to be converted to one

-That an enclosure is constructed for concealment and placement of a dumpster

The Planning Commission has also referred business owner, Jack Soldano, to the Zoning Board of Appeals to apply for a permit to make improvements in the right of way for additional parking.

**411 Center – The Rose Hanger**

A motion was made by Tasia Fitzpatrick seconded by Doreen Albee and passed unanimously with four yes votes to approve a projecting sign, placed a minimum of eight feet from the ground, a metal wall sign, not to exceed 25 square feet, and a vinyl decal for the front door, not to exceed 30% coverage.

ZONING OFFICER REPORT Building Inspector/Zoning Officer Candella gave an update on 486 Center Street; Candella stated that the owner of Stuart's Sports has an ordered a metal sign to replace the existing sign. He will send in information on the sign soon.

**DISCUSSION 444 Center - Signs for side of buildings**

A discussion ensued on the need to make changes to the existing code regarding sign regulations for signs placed on the side of buildings. Candella suggested that

the restriction that signs cannot be placed on the side of a building that does not face a public street should be relaxed.

Mayor Welch added that the business Sgt. Peppers Hot Sauces, Etc. has an entrance that does not face a public street, that we need to figure something out for these businesses; the plaza at Eighth & Center Street will also have the same need for signs on the side of the building.

Chairman Machelor agreed, we need to look into making changes to the sign regulations, properties are being developed differently. Machelor asked the Planning Board members to bring in wording suggestions for the code to the next meeting.

#### ADJOURNMENT

A motion was made by Doreen Albee seconded by Tasia Fitzpatrick and passed unanimously to adjourn the meeting at 7:31pm.

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Shannon Fundis, Clerk