

PRESENT: Paul Jusko, Chairman
Patricia Hacker, Vice Chairman
Kevin Maxwell, Secretary
Margaret Andrzejewski
Thomas Edington
Michael Pohl

EXCUSED: J. David Early
David Stringfellow

ABSENT: Jeff Mendola

ALSO Richard Brox, Town Planner
PRESENT: Joseph Terrizzi – owner of property for proposed Early Bird School
Pat Marcello – Early Bird Schools
Phil Marcello – Early Bird Schools

Chairman Jusko called the meeting to order at 7:33 P.M.

MINUTES

Chairman Jusko asked if there were any additions or corrections to the minutes May 22, 2001. Being none Mr. Edington made a motion to approve the minutes, second by Mr. Maxwell. All in favor.

CORRESPONDENCE

Mr. Maxwell read the following correspondence:

- Letter dated May 24, 2001 to Gary Eckis advising him that this Board reaffirms its decision of May 10, 2001 – to reconfigure the existing ‘T’ turn around to a cul-de-sac, compliant to Town Code
- Letter to Supervisor Rood advising Town Board of Planning Board summer meeting dates
- Letter dated June 21, 2001 to North Boston Fire Company acknowledging receipt of requested information and discussion of application to be included on agenda for June 26, 2001
- Letter dated June 23, 2001 to JAR Design acknowledging receipt of site plans and application for special use permit to operate an Early Bird School at 8965 Boston State Road, with discussion to be included on the agenda for July 24, 2001 meeting

NORTH BOSTON FIRE COMPANY

Secretary Maxwell read letter dated June 4, 2001 from Assistant Chief Sean Crotty, which included information requested by this Board.

Mr. Crotty was not in attendance at tonight’s meeting.

Chairman Jusko indicated that a special use permit requires a Public Hearing at Town Board level, and said that he would request a formal survey with indication of the location of the trailer and surrounding facilities. Chairman Jusko added that the special use permit is initially issued for a two year period and then a year by year renewal would be required.

Mr. Maxwell said that some neighbors were not in favor of the two year period.

Mr. Edington said that Fire Company Trustees have indicated to only have this trailer on site for not more than two years.

North Boston Fire Company, con't

Discussion followed as to what additional information would be necessary to continue discussion on the application.

Mrs. Hacker made a motion to table further discussion at Planning Board level pending receipt:

- of a formal survey
- on the same, indicating the location of the trailer, the driveway, the pole barn and any other permanent facilities
- indication of all setbacks
- indication of adjoining property owners

And, as this Board prefers natural screening opposed to manmade:

- define proposed type of vegetation

Mr. Maxwell seconded the motion. All in favor.

EARLY BIRD SCHOOL

Floor plans and site plans were distributed at the beginning of tonight's meeting. Chairman Jusko asked Mrs. Marcello to give an overview of the application.

Mrs. Marcello said that she currently has four Nursery School centers and one Latch Key program. She said that she is losing space at Kissing Bridge. She would like to open in school in Boston as the location is convenient for many working parents in the area. If the plan is approved, would need to start registration advertising immediately. Mrs. Marcello gave her education background and work background.

Chairman Jusko asked what the maximum attendance would be. Mrs. Marcello said 44 per day.

Mr. Brox advised those members present that a nursery school would be allowed in a C1 Zone with a Special Use Permit.

Mr. Maxwell suggested that directional arrows be placed at the ingress/egress; asked if a handicapped parking space is planned, if so it should be indicated on site plan; and asked how parking space line indicators would remain permanent on a gravel parking lot. Mr. Maxwell asked Mr. Terrizzi (owner of building) if he had plans to black top the parking lot. Mr. Terrizzi said not at this time, it is occasionally top-dressed. Mrs. Marcello said there is usually no more than two or three cars dropping off children at one time.

Mrs. Hacker asked how many employees would be on premises. Mrs. Marcello said a maximum of ten and they would be parking away from the building. Mr. Brox stated that parking is more than sufficient.

Chairman Jusko asked if the multi-use building proposed any cause for concern. Mr. Brox said that does not create any problem.

Mr. Maxwell suggested that the handicapped ramp be extended for quicker/easier access from the gravel parking lot.

Mr. Maxwell asked Mr. Terrizzi if there would be any additional drainage plan other than the gravel in the parking lot. Mr. Terrizzi said that he is presenting the site plan as is except for the addition of handicapped accessibility inside and outside of the building.

Mr. Edington asked if any additional lighting was planned for the parking lot.

Mr. Terrizzi said that it is not planned. Mr. Edington asked how late the school is open. Mrs. Marcello said until 6:00 P.M.

Early Bird School, con't

Several small group discussions continued.

Chairman Jusko asked if there were any other comments or questions from the Planning Board.

It was the consensus of the members to take more time to review the site plans in order to identify what additional information is needed to continue discussion, before making a recommendation.

Mrs. Marcello asked about procedures and time frames.

Chairman Jusko said that the next Planning Board is July 24, 2001 and, if at that time, a recommendation for approval could be made to the Town Board from the revised site plans, the Town Board would have to set a date at their August 15th meeting and, publish a notice for a Public Hearing which at the earliest would probably be September 5, 2001, and providing there is no opposition at the Public Hearing and no further revisions needed on the site plan.

Mr. Marcello asked why a Public Hearing is necessary. Mr. Maxwell said that this is the process for a Special Use Permit.

Mr. Terrizzi asked specifically what needed to be changed on, or added to the site plan.

Chairman Jusko recapped: actual lighting, width of entranceway, surfacing of handicapped parking space, setbacks and existing plantings. Chairman Jusko suggested that Mrs. Marcello include Early Bird School History, number of children, and personal education history.

Mrs. Hacker made a motion to table further discussion until the meeting of July 24, 2001, second by Mr. Edington. All in favor.

Chairman Jusko asked if there was any other business to be brought before this Board.

Being none, Mr. Maxwell made a motion to adjourn the meeting at 8:33 P.M. Second by Mr. Edington. All were in favor.

Respectfully submitted,


Kevin G. Maxwell
Secretary

KGM:tjf