

**Town of Smithville**  
**Planning Board Minutes**  
**October 3, 2019**

Planning Board Members: Shane Butler; Robert Brooks, Adam Whitbeck, Pamela Holcomb and Julie Hatfield

Others in Attendance: Bob Gage, President of Net Lease Development; John Cammarata, Councilman; Mr. Cioffi; Ed Stone, Sr., Alison Owens, Town Clerk.

7:00 Shane Butler called the meeting to order

- Review and Approval of Minutes: Shane Butler motioned for review of two prior months meetings minutes then to be finalized at the next meeting; Robert Brooks seconded. All Ayes.

7:02 Call for New Business: None

7:03 New business: Dollar Store proposal continued by Bob Gage presents us with pictures of the new proposed Dollar General with a more “rustic” look. Can change the color and change the material if the board so chooses. It will be hardy board lap siding. Prior to this meeting, Shane Butler talked to Steve the engineer who did not find anything to declare as archaeological. Was presented with the lighting plan, Dollar General is adding more lights as requested. Every light will be LED and facing straight down. Dollar General submitted a septic application. Robert Brooks has questions about the size of the septic tank being 100 gallons. Shane Butler spoke to DOT they did add the sidewalk. Bob Gage confirmed. Shane explained the process from here.

Regarding alcohol sales... Bob Gage says he does not think there is anything to do to stop the sale of alcohol

Pam brought up questions regarding their lease: Their lease for Fifteen (15) years with Three (3) Five (5) year options after that. They expect them to be here for at least Thirty (30) years. If they don't renew their lease they will try to find another business to go into the building since they will own the building. However, Bob Gage has never seen one close. Bob Gage said that for a store to be considered it has to hurdle 1.2 million dollars a year which they predict it will make that annually because of all the traffic.

Bob Gage will put in an official notice in that they do not want to be able to sell alcohol.

Pam Holcomb asked if they fixed the issues with the application, Shane Butler confirmed that they fixed it.

Store Hours 9:00am – 9:00pm Monday through Saturday; 10:00am -7:00pm on Sunday

Sign out front is Twenty (20) feet tall. Shane asked if they could choose a smaller sign.

Alison Owens spoke about what people ask her, saying 75% people excited about the store.

Shane filled out Environmental application now. Adam makes a motion to accept the application, Pam seconds. All Ayes. Bob makes a motion to submit the application, Julie seconds. All Ayes. Shane will drop it off tomorrow.

Bob Gage says to recap--Smaller sign and no alcohol.

Road Preservation Law: Alison Owens on the changes that the Town Board wants she put into document and sent out with no response. The issue was the bond and who was going to take care of it. The application fee is a loss of revenue. Nothing mentioned in the road preservation law that that was going to be included. It did change one paragraph around considerably -- she couldn't find it. Alison Owens said she sent emails but no one received them. There is a lot of confusion about what the Town Board members want. Bob asked was is the fee we are talking about is a one-time fee of \$25 or \$100 for a year.

Shane says we can't do anything more with it until we look at it.

Lastly, the Board agrees that they need to hire a new Clerk. Pam motioned for approval, Adam second. All Ayes.

7:32 Adam called for any new comments: None.

7:34 Shane Butler proposed a motion to adjourn, Pam Holcomb seconded. All Ayes.

7:35 Adjournment

Respectfully submitted,

Shane Butler

Planning Board Chair

**Next Planning Board Meeting is November 6, 2019**

TOWN OF SMITHVILLE  
PLANNING BOARD MEETING AGENDA

Wednesday, November 6<sup>th</sup>, 2019

7:00pm

1. (7:00) Review and Approval of meeting minutes

\*Meeting Minutes presented via email for review

2. (7:00) New Business

\*call for New Business

3. (7:15) Old Business

\*Road Preservation Law (set fee schedule)

4. (7:30) Motion to Adjourn

Note: All times are approximate

Planning Board meeting are scheduled for the 1<sup>st</sup> Wednesday of each month.

Next Planning Board Meeting is Wednesday November 6, 2019 at 7:00PM