

APPROVED DRAFT

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, MARCH 26, 2014**

IN ATTENDANCE: Chairperson Patrice Chester
Matthew Sush
Paula Elaine Kay, Attorney
Logan Ottino, Building Dept.
Kathleen Brawley, Secretary
Richard McGoey, Consulting Engineer

Lou Kiefer
Melinda Meddaugh
Michael Croissant
James Barnicle (alternate)
Councilman Scott Mace

Absent: Bobby Mapes (alternate)

Chairperson Patrice Chester called the meeting to order at 7:00 p.m.

A motion to accept the March 12, 2014 meeting minutes was made by Matthew Sush and seconded by Lou Kiefer
3 in favor, 0 opposed

THE RENTAL CENTER - BRIDGEVILLE ROAD - S/B/L: 31-1-80.4

Tim Gottlieb, P.E. and Mark L. Schulman, Esq.

Mr. Schulman advised the Board that at the last meeting, we discussed parking company vehicles and the extension of the hydraulic equipment. The applicant has three company vehicles, two of which they can park in the rear of the premises. The applicant cannot park the third vehicle, the tractor trailer, in back. The applicant wants to park it along front of building after hours.

Lou Kiefer pointed to a location in the site plan. The applicant has room along the driveway, why can't they just park the flatbed there? There is plenty of room if the applicant removes the junk that is presently there. Mr. Gottlieb thought the applicant would have difficulty backing in and out. Mr. Gottlieb advised that there is also drainage further up and an LP tank to avoid. Mr. Kiefer offered to show them how to do it.

Mr. Schulman advised that the applicant will only park the flatbed in the front of the building at night. The Board wanted to know where the flatbed would be parked during the day. Mr. Kiefer advised the Board that the problem is that the applicant is not parking it at night time only, it is there all day. Chairperson Chester advised the applicant that the Board was very clear that the flatbed needed to be moved during the day and that it really needs a permanent home. Mr. Schulman advised the Board that the building to be built in the back uses up any space for the flatbed to be parked there. Mr. Schulman further advised that he thought the Town Engineer's comment stated that it could be parked in front only overnight. Attorney Paula Kay advised Mr. Schulman it is not just what the Town Engineer wants; the Board was very clear at the last two meetings what they wanted with respect to the flatbed. Mr. Schulman advised that the items on display will block the

flatbed. Chairperson Chester asked the applicant once again, where is the flatbed during the day? Michael Croissant advised that the flatbed is there more than it is not. Chairperson Chester advised the applicant that the Board will need a plan to accommodate the parking of that flatbed.

Mr. Schulman advised that with respect to stating that the equipment may not be extended, it does leave a lot to interpretation. It is only in the air or on the ground? Can the Board come up with a clear idea of what extended means? After discussion, equipment may not be "elevated" was suggested by the Board. Town Engineer McGoey suggested "extended beyond the roof of the building" and the Board agreed that was acceptable language. Mr. Schulman confirmed that the legs of the equipment can be drawn to stabilize the vehicle but nothing will be extended in the air.

Mr. Schulman advised the Board that the applicant has a deadline for a mortgage. Can the Board come to an agreement on parking the flatbed so the applicant can move forward? Can the Board issue a conditional site plan? Chairperson Chester advised Mr. Schulman that the Board needs to see where the flatbed is going to be parked. Mr. Schulman asked if it was a visual problem and the Board confirmed the same.

Mr. Schulman noted that it is not unusual for commercial trucks to be visual on their properties and there are sites in the Town that have this. Chairperson Chester advised Mr. Schulman that the Board would tell them the same thing they are telling his client. Mr. Schulman then argued that this was a prior permitted use and was not discussed before. The Board then corrected Mr. Schulman and advised him that they have addressed this issue several times. Mr. Schulman then noted that in 1989 this was given approval with the vehicles on the property and the applicant wants an easy solution. Attorney Paula Kay advised Mr. Schulman that an easy solution is to find a different place to put the tractor trailer. It needs a permanent spot. Come up with another location and then the Board can make a determination. Chairperson Chester suggested we table this application until the end of the agenda so the applicant can come up with a solution. Attorney Paula Kay advised this was acceptable, as the applicant was in the audience and could discuss a solution with his attorney and engineer.

CONGREGATION KHAL ADATH KRASNA, INC. - 203 Anawana Lake Rd. - S/B/L: 8-1-41

Timothy Gottlieb, P.E., Steven Mogel, Esq. and Abe Berkovic

Mr. Mogel advised the Board that since the applicant had their public hearing at the last meeting, they are now looking for a conditional approval. There were some concerns raised by the Town Engineer and most of them were relatively addressable. Mr. Mogel noted that it is his understanding that there is some concern with regard to the synagogue and handicapped access to the same, which the Town Engineer confirmed. Mr. Mogel asked if it was for emergency access? Town Engineer McGoey confirmed that it was for emergency and handicapped access. Mr. Gottlieb advised that the building has a sprinkler system and should be okay in an emergency. The new access road to the synagogue is for ambulances and handicapped vehicles. It is at 13% grade which is the best that they can do. Town Engineer McGoey advised that the access road does not provide handicapped access

for campers as they are walking and not driving. In addition, a 13% grade is a little steep for a driveway and for a wheelchair to climb. Normal driveways max out at 10%. Matthew Sush advised that if it is that steep, you may have to add stops along the road. Mr. Mogel asked the applicants who were in the audience, how they were able to accommodate previous handicapped campers and the applicants advised that they had no problem with the grade. Town Engineer McGoey advised that it does not meet the American Disabilities laws. Mr. Mogel asked if 13% is not acceptable, what is? Town Engineer McGoey advised 1 on 12, with stops along the path.

Chairperson Chester asked the applicants how the Town Engineer can get access? Mr. Gottlieb advised that he will get the lock combination and arrange for access with the Town Engineer. There is still a couple of feet of snow on the site.

Chairperson Chester then advised the applicants that the Board wants the bus drop off issue resolved. Mr. Gottlieb confirmed that campers will be dropped off in the interior of the site by the bunk houses. Chairperson Chester asked if all buses will know that this is where they will be going? Mr. Berkovic advised that they will and that they are doing it for safety. Last year there were some issues and they will not go that route again. No child will be dropped off on Anawana Lake Road. Matthew Sush asked Mr. Berkovic if buses will be waiting on the road to gain access? Mr. Berkovic advised that they will man the gate morning and night to ensure it does not happen. Mr. Berkovic agrees that it is a busy road and it makes sense to do it this way. He also brought the property manager to the meeting tonight today to confirm the same. He also believes that the Building Department that if an issue arises, they will address it.

Chairperson Chester asked Mr. Berkovic how many buses they expect during the day? Mr. Berkovic advised that six buses come every day and that there is sufficient parking for them to wait to load and unload.

Mr. Berkovic further advised the Board that in addressing the Town Engineer's comments, there are some open minor Building Permits which they will be closing. Mr. Gottlieb was out on the site today and will address the other minor comments with the Building Department. Chairperson Chester advised Mr. Berkovic that it will help if they can have access to go onsite. Mr. Berkovic apologized to the Town Engineer. They utilize security/monitoring company to monitor the site.

Chairperson Chester asked Mr. Berkovic if the right-of-way issue with the neighbor has been addressed? Mr. Berkovic advised the Board that this right of way was created in 1995; nothing was constructed on the site since then. If there are any obstructions on the right-of-way, there may be a misunderstanding. Mr. Mogel confirmed what Mr. Berkovic says and further noted that he does not believe the right-of-way was filed, however, the site plan it does refer to an existing 10 foot wide logging road, which we obviously cannot see now because it is buried under snow. Mr. Mogel spoke to the neighbor, Mr. Scandora, after the last meeting and today. Mr. Scandora's concern is that the right-of-way will be blocked and Mr. Mogel assured him that nothing will obstruct the right-of-way. We can also put a note on the site plan that the right-of-way will not be obstructed. Attorney Paula Kay advised that the Board wants it mapped out to ensure that the language is consistent as well as

a letter from Mr. Scandora stating that he consents.

Mr. Gottlieb asked Town Engineer McGoey if the applicant provides a ramp to the synagogue from the bunkhouse would that be acceptable? Town Engineer McGoey thought it might work but we will work on that.

Melinda Meddaugh asked the applicants if they could address the way the premises looks from the road, especially the chainlink fencing. Is there any potential for landscaping? Also, what are the new buildings going to look like? Mr. Berkovic advised that they are not working on the new buildings yet. They are just doing Phase 1 which involves extending the synagogue as well as adding some decking and classrooms. Mr. Berkovic advised that they have made other improvements, such as fixing the parking lot and building a garbage enclosure. We built a building two years ago and have also blacktopped. We will not leave vehicles on site during the winter so it is aesthetically better. We try to be good neighbors. At the public hearing in February, only two neighbors came. Mr. Berkovic asked the Board for its approval for the sake of the kids.

Chairperson Chester advised Mr. Berkovic that the next meeting is April 9, 2014. The Board is hesitant to give site plan approval until we walk the site. If you can make arrangements to fix the issues with the Town Engineer, give a nice concept on what you're doing for landscaping and fencing, we should be able to make a determination then.

VERIA LIFESTYLE MANAGEMENT CENTER - KUTSHER ROAD - S/B/L: 5-1-18.1

Gary Silver, Esq., Glenn Smith, P.E.

Mr. Silver advised that they came before the Board to button up a few items including making a resolution for a negative declaration motion under SEQRA and for final approval.

The Board had no comments.

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Matthew Sush and seconded by Lou Kiefer.
5 in favor, 0 opposed.

A motion for Site Plan approval was made by Lou Kiefer and seconded by Matthew Sush.
5 in favor, 0 opposed.

Attorney Paula Kay advised Mr. Silver that the Resolutions will be filed with the Town Clerk. The Planning Board Chairman needs to sign part 3 of the EAF as well as the person who prepared it.

Mr. Silver advised the Board that with respect to the changing of contractors for the demolition, this is the first time he is hearing of this. He will get the new contractor information and proof of insurance first thing tomorrow morning.

TRADING COVE - COUNTY HIGHWAY 161

S/B/L: 24-1-26.1, 29.5, 30.2, 30.3, 31.2, 31.3, 39, 40 and 41; 32-2-91.2

Jacob Billig, Esq., Amy Green, Vince Pietrzak, P.E.

The applicants retained the services of a stenographer, Rosemary Meyer, and her transcript of this applicants' proceedings will be provided to the Board.

Mr. Billig advised the Board that this project started in 1999 and what they have before us today is basically the same project as when it was initiated. This was land into trust for the Stockbridge Munsee Indian Tribe. An environmental assessment was done (known as NEPA) which is the Federal equivalent of SEQRA. The applicants completed this extremely thorough environmental assessment because the Federal Government asked for the same in connection with the land claim.

Mr. Billig advised the Board that to simplify matters, a summary sheet was provided to each member together with a time line. There is also a 32 page executive summary of the EIS. He asked the Board members to remember that the EIS was written for a land trust project. However in terms of all environmental issues, they will mirror all issues the Town Engineer will raise.

Mr. Billig advised that the proposed project is right off of exit 107 on Route 17. As you get off of exit 107, you can throw a rock to the entrance of the facility. These applicants have been at this the longest, it is closest to the metro area and has ease of access. It was an old mine (Gildick's) which was also a car crushing plant. During our process, we cleaned up the site and have had the NYSDEC sign off. The Delaware Basin Commission signed off as well. There is a fishing easement which will continue. In essence, the applicants have worked over 10 years in a Federal process to do this environmental statement. The Bureau of Indian Affairs gave notice in January 2014 that the applicants' EIS was fine and the significance of that is that we can now use it for SEQRA and move forward on a commercial application. The Tribe will be involved. They are partners with Trading Cove. The applicants will respect the Board's input throughout this process. The applicants have been working with the Town for many years and has the support of the County, Town and many local associations. This project has received universal support from all around. Further, while we note that the EIS is comprehensive, we will respect this Board's process as we need site plan approval. The scoping statement which the Board has to prepare allows the board to review the EIS and we believe it is comprehensive. We would like to start in a month. We would also like a Public Hearing.

Attorney Paula Kay advised Mr. Billig that a lot depends on how quickly you get us a site plan.

Jim Barnicle noted that under the project description, Phase 1 says it will be ready to go in 2014. Mr. Billig stated that one of the changes they are requesting is that this is going to be a one phase project under the State statute. The way the State has outlined the casino-selection process is that a decision will not be made until the fall of this year and it is anticipated that construction will begin shortly thereafter. We thought it would be appropriate to give you the summary, but recognize that

it is for the land trust, not the instant application.

Attorney Paula Kay reminded Mr. Billig that this project is new to the Board and perhaps providing a project summary would be appropriate.

Jim Barnicle also noted that in the plans, he read that the Village of Monticello will construct the well. Mr. Billig says the applicants are paying for it. They have not had any formal meetings with the Village of Monticello, but he has spoken with the Mayor. There is already an agreement for water with the Village of Monticello and sewer with the Town of Thompson. The water district has already been set up. All of the infrastructure agreements have been put in place. We just "re-upped" the sewer agreement. Mr. Barnicle asked if the Village is aware of the new time line and Mr. Billig advised that they are kicking off the project tonight with this Board; they will start to move forward from there.

Mr. Pietrzak addressed the Board next with a summary. This is a 330 acre parcel. All development will be on the east side of County Road 161; the applicants will construct a four-lane road to the entrance of site which will continue through to the inside of premises. There will be a gas station and employee parking garage on site. This will be a seven story, 350 room hotel along with all associated facilities. Attorney Paula Kay asked that he summarize the facilities. Mr. Pietrzak advised that along with hotel, there will be a parking garage, a 150,000 square foot casino, a 30,000 square foot event center; 65,000 square foot/750 seat restaurant areas; a retail area, a daycare/arcade, bus transportation center; 1500 valet parking spots; a 2000 parking space garage together with an additional 330 space overflow parking lot and a 1500 space employee garage.

Chairperson Chester asked in reviewing the drawings, why the applicants chose to have guests go past all of the accessory buildings before you see the main building? Mr. Billig advised that after the property was purchased, a development team (who developed Mohegan Sun and Atlantis) worked with Tribe. The property has some challenge for wetlands and slopes and the location of the improvements on the property are due to these issues. Hopefully through landscaping, etc., it will be aesthetically pleasing. Mr. Pietrzak advised that the architect on the project is Rockwell. The porte cochere shows how they want to bring the environment into the site; these are the most appropriate locations on the property.

Mr. Pietrzak advised that the site does go back quite further than can be seen from the roadway. Lou Kiefer asked what the distance was and Mr. Pietrzak advised 4000 to 5000 feet. Mr. Billig advised that you will not see the building from the road. Attorney Paula Kay asked if their studies were done before or after the new bridge was constructed? Mr. Billig advised that they were not, but that grading helps to reduce visibility from road.

Melinda Meddaugh asked how many visitors are they expecting? Both Ms. Green and Mr. Billig advised that it is in the EIS. Attorney Paula Kay noted that the EIS is based on a bigger hotel. Mr. Green agreed, but stated that the size of the hotel does not change the amount of visitors. Jim Barnicle noted that the EIS notes that there will be 2300 vehicles during peak hours.

Chairperson Chester asked if this project is based on a larger hotel than proposed why are you making it smaller? Mr. Billig stated that the developers decided to make it smaller.

Melinda Meddaugh asked for confirmation that the proposed project will be in one phase. Mr. Billig advised that they are maxed out on site and to avoid the necessity of obtaining variances, etc. the project was revised.

Attorney Paula Kay advised the Board that with respect to zoning issues, hotels are allowed in the zone. Casinos are considered a commercial, recreational use because the Town does not specifically list casinos as an allowed use.

Ms. Green then distributed a three page, more annotated outline of the key elements of the project, which is attached. She went through each item briefly.

Ms. Green advised that the applicants looked at 24 projects to be as thorough as possible. They also looked at other Towns to see what else is going on and what the cumulative impacts might be. The applicants have gone above and beyond and took a very wide view. Because this was initially a Federal review, we analyzed three casinos in this document, we used ours, the Concord and an "unknown" for analysis. Mr. Billig reminded the Board that there was talk of five gaming facilities and the Bureau of Indian Affairs made the applicants first look at the impact of five facilities, which was then reduced to three. The new legislation says now you can only have two facilities and therefore, there is excess capacity based on our analysis. We were painstakingly thorough in the process.

Ms. Green advised that with respect to geology, etc., this property was previously actively mined and used for auto salvage. They removed 240 tons of potentially contaminated soil, hundreds of cars and thousands of tires. They removed another 100 tons of car parts, etc.

Ms. Green advised that they reduced the footprint as much as possible to keep the project on the disturbed property.

Mr. Billig added that 30 test wells were done under the DEC's review.

Ms. Green further advised that there are several streams on the property and they will be impacting them so mitigation will be provided for the same under an Army Corps of Engineers Permit. There are several ponds on site and the flood plain does come into the site a little bit. There is a flood way but that's near the river and not impacted. Storm water management will meet or exceed all NYS standards. It will include recharge basins, flood plain compensatory storage; There will be no direct discharge to river without it being treated. All catchbasins, etc. will be constructed to NYS standards. Spill and stormwater plans will be in effect. We will use "green" infrastructure practices.

Parking was reduced by using structures; we are re-vegetating areas we are not using otherwise. Approximately 50 acres of Gildick's property was already un-vegetated by mining, etc.

Wetlands were flagged and surveyed by the Army Corps of Engineers and we received determination. It is dated and they will have to go through the process again. There is an impacts to 1.5 acres of vegetative wetlands on a Federal, but not State level. We initially thought the project would impact 5-6 acres, but it was reduced it to 1.5 acres.

With respect to fishing and wildlife, USFWS was consulted with. A brook floater mussel survey was done in 2002 and did not find any Federal endangered species; there were 6 mussel species found in total and the DOT found similar results when they did their own. This project has no direct impact to the river or its banks. There are no nesting sites by eagles on site and the NYS Department of Fish and Wildlife said no further consultation was necessary. Chairperson Chester asked that this be confirmed as well. Ms. Green advised that it will be part of Army Corps of Engineers Permit.

Mr. Billig advised the Board that the applicants are basically redeveloping an old hotel site.

Attorney Paula Kay advised Mr. Billig that the Town will retain a traffic consultant.

Ms. Green advised that all improvements are in a good location. We do not need to look too far to see what our mitigation will be. County Highway 161 will be widened to four lanes with a median; the old County Highway will be a cul de sac through Foss Road. Foss Road will provide gated emergency access into the Casino. Ramps will all be improved as well as the bridge over Route 17. The bridge will need to be raised and the road widened if I-86 ever comes to be. A traffic signal was studied and found not to be warranted. They will install conduits so if in the future a light is needed, it will be ready to go. We did analysis for parking; most wait times will be minimal. We did not assume any pass-by or diverted trips. We assumed all our trips were new and therefore we may have doubled up on trips.

With respect to air quality (both stationary and mobile) even through cumulative building, there is no issue. There was less than a one-percent increase. This project will be under the threshold.

They are all in compliance with noise levels.

With respect to socioeconomic, the construction costs are in the six hundred million range; the job impact is estimated to bring forty million dollars in tax revenues to the State. The project will create 3,000 jobs and 900 indirect jobs. Attorney Paula Kay asked if those statistics change now that the project is not a land claim and Ms. Green advised they do not change. Ms. Green further advised that the project will bring 1,000 new residents to the County and that the existing housing stock will meet the demand.

With respect to utilities, we have already covered water and sewer. An eight inch main and a new production well will be constructed. Fire hydrants will be every 1,000 feet. We did look at other alternatives and did some test wells and it didn't have the capacity, however, we may install an irrigation well. The Town has a potential well field per the Town Engineer's comments, but it was not developed.

Mr. Billig advised that they are confident that we hit all aspects of this project. We previously had a scoping session at the Monticello High School. There were several cycles going to the public to comment on the scoping document. We did receive some comments, we responded to them and they are part of the record. In January 2014 there were four comments made in total. The EPA advised that the applicants answered all of their comments. The Army Corps of Engineers want the applicants to re-apply as discussed. The DOT's main comment is they want updated accident information and the bridge to be reconstructed. Attorney Paula Kay noted that the DOT will be noticed now that it is a Town project.

Melinda Meddaugh asked what the date of the traffic study was and Ms. Green advised that it was from 2012. It was initially done in the 2000s but has been revamped.

Mrs. Meddaugh asked what area was included for traffic impacts? Was it just Route 17? Mr. Billig advised that the study went far and, was not done on just the main road

Mrs. Meddaugh asked what the amount of impervious surface and what is the amount of tree removal on the southern part of parcel? Mr. Billig advised that the Federal government put this project under a microscope. Ms. Green noted that softwoods were reduced from 135 acres to 92 acres. Other areas not touched. There is 1.5 acres of wetlands. There are approximately 40 acres of impervious surface.

Mrs. Meddaugh asked what was the area of the visual impact? Ms. Green advised that this project was viewed in a three mile radius.

Mrs. Meddaugh asked about the buffer between the river and the resort and Ms. Green advised it is about 100 feet.

Mrs. Meddaugh asked how the Kiamesha sewer district will work? Does it have capacity? Town Engineer McGoey advised that there is substantial reserve capacity, but there are commitments to Cappelli, EPR and this project to use it. The Town has ave not looked at them all together yet.

Attorney Paula Kay asked the applicants representatives if they wanted the Board to take action tonight.

Mr. Billig stated that they are looking for is for the Board to pass a resolution for Lead Agency. While it is customary for the Board to meet after thirty days elapse to become Lead Agency, I would ask that your resolution be slightly different. April 23, 2014 is the next Board meeting which is a few days short of 30 days. I would ask that your resolution indicate that if there is no objection within the 30 day statutory period, the Board is automatically designated Lead Agency. We do not want a special meeting, but we do want to move forward.

Attorney Paula Kay advised Mr. Billig that the Board does not want to treat this project any differently than any other. Chairperson Chester advised Mr. Billig that it does not prevent us from

reviewing even if 30 day period is not up. Mr. Billig noted that at the April 23, 2014 meeting we can discuss other items such as the EIS.

Chairperson Chester asked for a motion to declare the Planing Board lead agency. A motion was made by Lou Kiefer and seconded by Matthew Sush.
5 in favor, 0 opposed

Town Engineer McGoey advised Mr. Billig that all notices must be done by Certified Mail but do not need return receipts.

Mr. Billig asked if they could request a special meeting on April 30, 2014 and Attorney Paula Kay advised Mr. Billig that the Board feels that request is premature.

Mr. Billig advised the Board that all images shown during the meeting are contained in the books provided to all Board Members.

THE RENTAL CENTER - BRIDGEVILLE ROAD - S/B/L: 31-1-80.4 (Continued)

Tim Gottlieb, P.E. and Mark L. Schulman, Esq.

A motion to place this applicant back on the agenda was made by Lou Keifer and seconded by Melinda Meddaugh.
5 in favor, 0 opposed

Mr. Gottlieb advised that the applicant will park the flatbed on the west side of building as suggested by Mr. Keifer. Can the applicant get conditional approval based on that representation?

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Matthew Sush and seconded by Lou Kiefer.
5 in favor, 0 opposed.

A motion for conditional site plan approval based upon the final review of the Town Engineer was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor, 0 opposed.

4437 ROUTE 42 LLC - S/B/L: 13-2-4

Timothy Gottlieb, P.E.

The applicant is converting the former Mobil Gas Station into a bakery. They plan on removing the canopy and re-paving. There will be no seating in the bakery. It will be all retail.

Michael Croissant asked if the premises will it be boarded up all winter and Mr. Gottlieb advised that the applicant believes it may be used all year round. Mr. Croissant noted that he would hate to see another seasonal business. This is a very important area with high traffic. Chairperson Chester asked if the applicants are allowed to board it up when not in use and Logan Ottino advised that State Code mandates that you board up an unused building. Jim Barnicle noted that the applicant can also board up the property in a way that is asthetically pleasing.

Melinda Meddaugh asked if the applicant has a design of the building yet. Chairperson Chester asked when will we know what it will look like? Mr. Gottlieb did not have a design as of yet.

Mrs. Meddaugh advised Mr. Gottlieb that the Board wants some landscaping. Mr. Gottlieb noted that it it will be difficult because of access to the site. Mrs. Meddaugh suggested the small buffer in front could be worked with and Mr. Gottlieb believes the buffer is State property. Mr. Gottlieb suggested that the applicant landscape around signs and perhaps around the building. Lou Kiefer noted that the applicant can make it look pretty. There is an area in the back corner, perhaps they could plant trees. Michael Croissant asked if the applicants are purchasing the premises and Mr. Gottlieb confirmed that they are.

Town Engineer McGoey noted that site lighting needs to be shown on the plan. Mr. Gottlieb confirmed that he will show lights on exterior. Town Engineer McGoey added that the site lighting will be with shielded lenses and that signage details also need to be provided. Melinda Meddaugh asked that the applicant show detail of what building will look like. Mr. Gottlieb stated that the applicants will use existing building. Michael Croissant noted that it is very important to make it look nice and asthetically pleasing. Mr. Gottlieb confirmed that the applicants will make it look a lot better than it does now.

Matthew Sush asked about the cut-through from the Blue Horizon Diner to the highway. Is there going to be something to deter that from happening? Maybe a speed bump? Attorney Paula Kay suggested they install signs of no entry. Town Engineer McGoey feels it is better to leave it as is. Logan Ottino recommended a "no left turn sign" out of area unless they use the traffic light and Jim Barnicle noted that other gas stations in the area do not have that restriction. Ms. Ottino advised that it is a double yellow line and that you are not supposed to make a left onto Route 42. In addition, it blocks traffic in the summer.

Town Engineer McGoey asked Mr. Gottlieb to talk to Bill Culligan at the Water Department about a grease trap. Will they be baking there? Mr. Gottlieb confirmed that they will. Jim Barnicle asked if they be opening the bakery this year and Mr. Gottlieb advised that they would like to. The rent

was very high in their prior location and that is why they are looking for an alternate location for this year.

Mr. Gottlieb asked the Board if the applicant needs a public hearing and Attorney Paula Kay advised the Board that it is a similar use if they are not running a restaurant. Mr. Gottlieb confirmed that there will be no seating. Logan Ottino added that the building is small and there is not a lot of room for seating. Mr. Gottlieb confirmed it will be strictly take out.

A motion to adjourn the meeting at 8:41 p.m. was made by Michael Croissant and seconded by Melinda Meddaugh.

5 in favor, 0 opposed.

Respectfully submitted,

Kathleen Brawley, Secretary
Town of Thompson Planning Board