

Town of Rockland Planning Board
May 6, 2015

Members Present: Chairman Thomas Ellison, James Severing, Nancy Hobbs, Robert Eckert and Richard Barnhart. Absent: Joy Wood and Chris Andreola. Also present: Code Enforcement Officer, Glenn Gabbard and Wes Illing, Engineer

Chairman Ellison opened the meeting with the pledge to the flag. He thanked Richard for chairing last month's meeting and keeping him informed with pictures and texts.

On a motion by Richard, seconded by Robert and all being in favor, the minutes of the March meeting were accepted as previously distributed. The minutes from April's meeting were tabled.

Ms. Trish Slater appeared before the board seeking information on opening a dog grooming business at her residence at 118 Beaverkill Road. She would run the business by appointment only and hopes to groom approximately 10 dogs per week as her health prevents a more aggressive business at this time. She would operate from about 11 a.m. until 5 p.m. There would be no boarding of dogs. When Ms. Slaters health improves and if business is going well she may renovate part of the garage to house the operation.

There was discussion. This area is zoned Neighborhood Business and allows this kind of business. Jim made a motion to consider this a principal permitted use, Richard seconded and all were in favor. Chairman Ellison advised Ms. Slater that when the time comes for her to consider the garage renovation or installed a sign she must see the Code Enforcement Officer for permits. Ms. Slater thanked the board for their approval.

Chairman Ellison updated the board on several issues. He had received an e-mail from a resident on Park Drive in Hunter Lake inquiring about a rumored subdivision and his concerns for the narrow roadway. There is no such subdivision at this time.

Mr. Gabbard has been working with the cell tower company to take care of various issues. A copy of his letter is on file.

Roscoe Land Development Corp was given permission to install a second dwelling on their property off Gulf Road, Roscoe. The dwelling was installed but not in the location depicted on the site plan presented to this board. This has created zoning issues. There was discussion on over site of projects and who would be held responsible for the execution of the projects. The board or code office could require an 'as built' plan and inspection before final approval is granted.

Chairman Ellison will do some research into this and report back to the board.

There being no further business before the board Richard made a motion to adjourn, Jim seconded and all were in favor.