

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
JUNE 1, 2023**

PRESENT:	James Reynolds	Chairperson
	Tim Cipolla	Member
	Dennis Huff	Member
	Christa McIntyre	Member
	Terri Humberstone	Alternate
	Christina Slusser	Zoning Secretary
	Don Roberts	ZEO
ALSO PRESENT:	Krista VanAllen	Perry Herald
	Heather Cruz	Perry Resident
	Jenn Hall	Applicant
ABSENT:	Todd Mack	Member
	Dana Grover	Alternate

James Reynolds's called the meeting to order at 6:31 pm and led in the Pledge of Allegiance.

MINUTES

Motion to accept the minutes from the last meeting on May 4, 2023 as written was made by James Reynolds, seconded by Dennis Huff, and carried with the following vote:

Ayes	4 (Reynolds, Cipolla, Huff, McIntyre)
Nays	0
Abstain	1 (Humberstone)

SPECIAL USE PERMIT - 180 S. MAIN, APPLICATION BY SANDRA JAMES

Sandra James submitted an application to hold sales out of her garage for 4 days per week from May through December of 2023. A special use permit is required because this exceeds the number of sales allowed to be held per year. The number of sales is restricted to 6. The applicant has obtained permits for this in the past with no known complaints.

Based on definition, the Planning Board discussed if the request classifies as a home based business rather than an extended yard/garage sale. James Reynolds referred to the section in the zoning code about home occupations, reading the definition and mentioning that it requires a zoning permit. Such special use permits are reviewed and renewed annually. Based on the times to be open and tax considerations, James Reynolds made a motion to approve the application as a home occupation for sales out of the building from May through December 2023 for 4 days per week. Christa McIntyre seconded this motion and it was carried with the following vote:

Ayes	5 (Reynolds, McIntyre, Cipolla, Huff, Humberstone)
Nays	0
Abstain	0

SITE PLAN REVIEW - 151 N. CENTER STREET, BREEZEWAY BARN

An application was submitted by Jen Hall for a covered patio at 151 N. Center Street. The proposed cover is 17' 2" from the corner, meeting the 10' setback from all property lines. The area comes from a bridal suite to protect from the rain and sun. The Planning Board agreed to accept the application as it sufficiently showed that setbacks are met. James Reynolds entertained a motion to approve the permit for the proposed covered patio which was moved by Terri Humberstone. Christa McIntyre seconded the motion and it was carried with the following vote:

Ayes	5 (Reynolds, Humberstone McIntyre, Cipolla, Huff)
Nays	0
Abstain	0

DRI (DOWNTOWN REVITALIZATION INITIATIVE) UPDATE

A DRI meeting took place with the consultants last week. They are opening up applications for 6 weeks. The Planning Board took a preliminary look at potential projects knowing that new projects may come in. The state appointed a Local Planning Committee (LPC). The process is meant to be transparent. James Reynolds is on the LPC and will plan to keep the Planning Board informed at the regular meetings. He believes the LPC will know by Christmas what the awarded projects will be. There is a maximum allowable match of up to 40%. No match is required for public projects. DRI updates will remain on the agenda under "old business."

The next meeting is scheduled for July 6th. Motion to adjourn was made by James Reynolds at 7:02 pm which was seconded by Terri Humberstone and carried.

Respectfully submitted,
Christina Slusser, Zoning Secretary