

Town of Chatham
Meeting Minutes February 11, 2020

Planning Board
Final Copy

Members Present:

Public Present:

Gabriella Sperry – Chairperson
Evan Young
Frank Haimbach
John Catlett
Cindy Meyers
David Everett
Angus Eaton

A. Yaghoubi, Mitchell Khosrova
Vance Pitkin

The February 11, 2020 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry and the Pledge of Allegiance was recited. Chairperson Sperry began with the Approval of the minutes of the January 14, 2020 meeting, motion to approve the minutes as amended was made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

Communications:

none

New Business:

Yaghoubi

Site Plan Review

383 Pitts Rd.

Mitch Khosrova, the Attorney representing the property owner states according to Section 180-17A of the Town Code Farm and Farm structures are excluded from Site Plan Review. Mr. Khosrova presents the Board with a full survey map of the parcel and explains there is only a small portion of the property being utilized, there are no weddings or events they are only making and selling wine Saturday's and Sunday's 12-6pm April through November, there won't be more than 10 cars at a time, no employees, a sign at the entrance and for parking, there is also a sculpture area and a 50'x20' gravel area for parking. Mr. Everett asks how many acres are the vineyards, Mr. Yaghoubi states 10 acres. Mr. Eaton asks about the Septic, Mr. Yaghoubi states it is for the patrons and waste washing water (approximately 100 gallons) from making the wine. Mr. Eaton asks about how many people are there per day, Mr. Yaghoubi states 50 maximum each day. Mr. Khosrova adds the weddings and events on the website was a mistake, Mr. Yaghoubi states he will take that off the website. Mr. Everett asks how much wine is produced each day, Mr. Yaghoubi states he does 1000 liters of each red and white per year and that all grapes to make wine are from on site and bottled on site. Mr. Eaton asks if they have a letter from Ag. & Markets saying this is a farm winery, Mr. Young asks about the capacity of the existing septic system. Mr. Young and Mr. Eaton agreed that the Applicant should get a letter

from the CCDOH, or a Licensed Professional, speaking to the capacity of the existing septic system and the proposed use (i.e. maximum 50 people per day and wine processing waste). Mr. Yaghoubi adds that he only processes the grapes in September and October. Chairperson Sperry states the Board will need to do a site visit. Mr. Yaghoubi says that the Board Members can visit anytime and to arrange for the visit through Ms. Reis. Mr. Eaton states the Septic is the only item missing from the Agricultural Site Plan checklist, Mr. Young states they would prefer the site plan be drawn to scale, Ms. Meyers recommends using the map provided by the Planning Board. Mr. Khosrova states they will speak with Kent Pratt and Tal Rappleyea to determine whether the project must be reviewed. Chairperson Sperry states the next meeting is March 10th, 2020 in order to schedule the site visit prior to that.

Other Business:

Lot Line Adjustments:

Chairperson Sperry states there was a draft that has not been published yet and if the Board has any other comments they should submit them. Chairperson Sperry adds that Bob Balcom had sent out a draft as well to the Town Board and this should be added to the Agenda for discussion on March 10, 2020.

Planning Board Attorney:

Chairperson Sperry states the Board has the option to recruit and interview their own attorney or use the Town Attorney on retainer.

Motion to accept Tal Rappleyea as the Planning Board Attorney is made by Mr. Haimbach, seconded by Mr. Catlett, motion carried.

Gabriella Sperry	Aye
Frank Haimbach	Aye
Jon Catlett	Aye
Cindy Meyers	Aye
David Everett	Aye
Evan Young	Aye
Angus Eaton	Nay

Meeting Adjourned at 8:16PM

Respectfully submitted,

Erin Reis, clerk