

**LIVONIA JOINT PLANNING BOARD  
JANUARY 9<sup>TH</sup> 2017**

Present: Chair Bennett, C. Casaceli, J. Palmer, D. Richards, D. Simpson, J. Sparling, CEO A. Backus, Attorney J. Campbell and Secretary, A. Houk.

Excused: R. Haak

Agenda:

- 1) Approve the meeting minutes from November 28, 2016*
  
- 2) Chris Saunders – Preliminary concept for DeMarco property  
65.-1-66.132 (Big Tree) & 65.-1-65.2 (Bronson Hill).*

*Chair Bennett opened the meeting at 7:00 p.m.*

1. Meeting minutes for November 28<sup>th</sup>, 2016. Chair Bennett asked for a motion to approve. M/2/C (J. Sparling/D. Simpson) approved as submitted. Carried 6-0

*2) Chris Saunders – Preliminary concept for development of land owned by R. DeMarco.*

Chair Bennett invited Chris Saunders to come forward to discuss the Preliminary Concept Plan. Chris explained that that he is interested in purchasing the two parcels located behind Leisure's Restaurant which are both owned by Roger DeMarco. Chair R. Bennett asked for clarification on the location for the proposed Building. C. Saunders is purchasing two parcels, tax number 65.-1-66.132, which is 1.3 acres that currently has sewers on the property. His plan is to leave this property undeveloped. The parcel located to the north, Tax number 65.-1-65.2 is 1.9 acres, which will be the location for the proposed 50' X 100' Commercial Building. Currently he has secured two tenants, a Photographer and a Microbrewery that is in startup. B & S Brewery, Ben Noragong of 6770 Stone Hill Road, Livonia and Steve Gray of P.O. Box 621, Lima. The Brewery will have approximately 2400 Sq. Ft. There will be three additional offices spaces, 500 Sq. Ft. each. C. Saunders plans to use one as a Real Estate office, the others can be used as offices or storage spaces. Plans also indicate proposed future buildings for boat storage. Currently on the south side of the existing driveway there is a telephone pole with a light. The other side of the driveway a Fire Hydrant is located within twenty feet. C. Saunders is working with Architect, Tim Brinduse of TAB Designs who will finalize the location of parking, turn arounds & trees. D. Simpson asked what the drainage plans were. C. Saunders stated there is low spot on the property and there is currently a retention pond to accommodate the drainage. The Board discussed the high priority of adequate drainage and determined that a drainage easement ought to be created along the North lot line of parcel 65.-1-66.211, owned by Roger DeMarco. CEO A. Backus stated that this would ensure that the water for both properties would be handled in a controlled manner. Chair R. Bennett stated that a Conditional Use Permit would

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be required within the Gateway Commercial District for the Brewery to provide and serve alcohol. Chair R. Bennett asked if there were plans to serve food at the proposed location. At this time there are no plans to serve food. They would like local restaurant's and food trucks to offer food on the weekends. The Brewery's main intent is to craft & sell their beer. D. Richards asked if C. Saunders has purchased the two properties. C. Saunders stated that he has an accepted purchase offer subject to Town approval for a Conditional Use Permit for the Microbrewery.

Chair R. Bennett stated that the Board looks favorably on the proposal and will await the preliminary site plan application. The design professional should have particular emphasis on the drainage as the Board recognizes that the terrain along with the neighboring properties poses a storm water control challenge. The Board request that a drainage easement be created along the North lot line of parcel 65.-1-66.211, owned by Roger DeMarco, per confirmation of adequacy by the Livonia Highway Superintendent and Town Engineer. In addition, the requirements of the Conditional Use Permit should be addressed.

With no further comments Chair R. Bennett asked for a motion to adjourn the meeting at 7:37 p.m... M/2/C (C. Casaceli/J. Palmer) Carried 6-0

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Respectfully Submitted,  
Alison Houk, Recording Secretary