

**Town of Brookeville**  
**Planning Commission Meeting Minutes**  
**Tuesday, June 6, 2017**  
**7:30 PM**

**Planning Commission Members:**

*Present:* Andy Spagnolo, Chris Scanlon, Fred Teal, Miche Booz, Garrett Anderson and Stefan Syski

*Absent:* Harper Pryor

*Quorum present?* Yes

*Others Present:* Commissioners Daley & Bartley; Resident Chris Haris

**Proceedings:** *Meeting called to order at 7:30 p.m. by Chair, Andy Spagnolo*

**Minutes:** The May BPC Meeting Minutes were reviewed.

**ByPass:** no updates. Commissioner Daley will attend next week's Partners meeting. Garrett Anderson will start attending the Partners meeting. The design is 99% done with the anticipated start date in 2018.

There was a discussion about the July BPC meeting: The first Tuesday is a holiday. Several members could not make the 2<sup>nd</sup> Tuesday. It was decided to have a summer break in July and recommence August 1.

**Comprehensive Plan:** The State may have grant money to hire professionals, according to a recent conversation the Commissioners had with Senator Zucker. Commissioner Bartley will invite John Bryant from CPH to the next BPC meeting to talk about streetscapes post ByPass.

**Permits:** 301 Market submitted a TBBP for new construction of a shed and a barn; an HAWP for the 2 accessory buildings was obtained in 2012. The applicant did not include dimension setback from the lot line for both the proposed barn and shed. The owner of 104 Water cannot attend tonight's meeting. Miche Booz is the Architect for the buildings and recuses himself. There is a 25ft. ingress / egress & utility easement on 104 Water's property when the Rotter property was subdivided to allow Market Street residents to access their property. 104 Water's garage is 2 feet off the easement. There was a discussion regarding the history of the 301 Market, the subdivision that created Water Street, easements, the difference between easements and right-of-ways, and property owner's rights. There is not a shared driveway agreement between 104 Water and 301 Market. When the easement was granted during the sub-division, the BPC envisioned the neighbors would work out a deal together for the use of the easement on 104 Water's property. The BPC decided to walk to 301 Market & 104 Water to view the properties and the proposed area where the new shed and barn would be built.

Before the BPC moved to the outdoors, Buck Bartley asked the BPC to consider a new electric sign for Salem UMC. The BPC was not in favor of an electric sign; an electric sign would not be consistent with Brookeville's historic rural character.

The application was asked to submit the following items before a TBBP would be granted:

Push the proposed barn back a minimum of 20 feet from the property line with 104 Water

Show dimension setback from the lot line for both the proposed barn and shed:

Barn = lot line with 307 Market and 104 Water

Shed = lot line with 104 Water and Water Street

Meeting adjourned at 9:00 pm

Cate McDonald, Town Clerk