

Village of Caledonia Planning Board  
Meeting Minutes for March 21, 2017

Members Present:

Kristen Murphy, Rhett Clark, Linda Ludlum, Heidi Kelley, Marge Landowski

Chairperson Kristen Murphy called the meeting to order at 7:00 with the Pledge of Allegiance.

**February Minutes**

Motion made by Ludlum, seconded by Landowski to approve the February minutes as written.

Aye: Clark, Ludlum, Landowski

Nay: None

Abstention: Murphy, Kelley

**Angry Rooster Deli**

Helen Serafine came to the board to discuss her new business, the Angry Rooster Deli, located in the former Daffies on State Street. The deli will serve baked goods, cold cuts, salads, hot plates, \$7 senior meals, will offer catering, and will be open 11 – 7 daily. There will be 50 seats and she will serve wine and beer, pending license. She does not have a fryer and will not duplicate pizzerias or Jamison's. There will be some outdoor seating, which will be shared with Jamison's. May 1<sup>st</sup> is the targeted opening date.

Motion made by Ludlum, seconded by Clark, to approve this business plan.

Aye: Murphy, Clark, Ludlum, Kelley, Landowski

Nay: None

Abstention: None

**Old Post Office/258 North Street**

Curtis Fitts, pastor of Charity Bible Church, would like to purchase this building and relocate his church there. This property is zoned B-2. Before he makes an offer, he came to the Planning Board to clarify that a church is a permitted use of the space, which it is. This property has several off-street parking spots, and if there is a greater need for spaces for an event, etc, they will seek permission to park elsewhere nearby. The building needs very little renovation and has a new HVAC system. The septic is 750 gallons. The building occupancy needs to be clarified with Code Enforcement, but is approximately 3000 square feet. The church will use the space almost daily for either services or activities. If the church outgrows the building for use as a church, they will keep it and use as a youth center. Before an offer is made on the property, they will seek an appraisal.

Motion made by Clark, seconded by Ludlum, that for information purposes, this is a permitted use and the board approves the plan as presented.

Aye: Murphy, Clark, Ludlum, Kelley, Landowski

Nay: None

Abstention: None

**Bob Lowden/Home Construction on Middle Road**

A pre-submission conference re: new home construction near Carsons' new home. There is no numeric address yet. There is 375' of road frontage, the septic has been perked and passed. He would like to construct a 30' x 30' garage separate from the house. Mr. Lowden was asked to bring 5 copies of the plans to the April meeting.

Motion by Kelley, seconded by Ludlum, to adjourn the meeting at 7:35.

Respectfully submitted,

Elizabeth Dietrich  
Planning Board Secretary