

---

---

**Planning Board Minutes  
March 20, 2025**

**Planning Board Members Present:** Julie Pellett, Daniel Compton, Kimberly Duvall, Michelle Rhoda, Kimberly Gebo **Absent:** Michael Woodruff, Dan Morley

**Others Present:** Christel Daggett (Planning Board Secretary), Craig Fiduccia (Applicant)  
Daniel Galan (Attorney for Craig Fiduccia)

**Pellett opened the meeting at 7:05.**

**I. Special Use Permit TSP2-13, Owner Craig Fiduccia Property located at 7855 Routes 5 & 20 Tax Map # 66.00-3-30.000** is applying for a Special Use Permit Renewal as the new owner to operate a Mini Storage facility formerly owned by Jim Spelman.

Dan Galan attorney for Craig Fiduccia stated that Fiduccia bought the property to operate the Mini storage. Fiduccia would like to renew the Special Use Permit as the new owner to abide by what Code says is required. There will be no changes from the approved Special Use Permit (SUP).

Compton asked if there were any current tenants? Galan stated yes.

Compton stated that the Special Use Permit was approved in 2013, buildings 7 & 8 were partial to a bigger plan with development. Compton asked if Fiduccia was considering doing that? Compton then asked Fiduccia if he had access to the original plans?

Fiduccia stated that he did have access to the original plans. Fiduccia stated that of right now it is to be determined if he will build 7 & 8 as there are currently three buildings.

Pellett read through the whereas from the minutes of December 19, 2013

Compton stated that before any additional buildings go up there would need to be buffering since there is no provisional approval for the additional buildings so Fiduccia would need to come back for site plan approval on the additional buildings (7&8).

There were no further comments.

**Compton motioned Duvall seconded to grant the Special Use Permit for TSP2-13, Owner Craig Fiduccia Property located at 7855 Routes 5 & 20 Tax Map # 66.00-3-30.000** for a Special Use Permit Renewal as the new owner to operate a Mini Storage facility formerly owned by Jim Spelman.

**Whereas:**

- 1. keeping the original whereas's intact.**

**Record of Vote:**

**Pellett Aye Compton Aye Duvall Aye Rhoda Aye Gebo Aye**  
**All board members present voted Aye; Vote was carried.**

Smith made a motion and Hedges seconded the motion to approve the Site plan for a Mini Storage facility located on the corner of Cannan and Rts 5&20 owned by Jim Spelman tax map # 66.00-3-30.000

Whereas:

1. A Swppp report is received before a building permit is obtained
2. Registerable vehicles only in the outdoor storage area
3. A sign off is received that the property is not an archeological sensitive site before a building permit is obtained.
4. Phase II Outdoor storage to be buffered before use which includes buildings 7 & 8, a u shaped fence that will be slatted on the southern elevation until other vegetation has grown up and the slats are no longer required (the southernmost berm and plantings on it at southern lot line designated on plans can be done at the owner's option).

**Record of Vote:**

Karl W Smith	Aye	Gene Rogers	Aye
Brud Hedges	Aye	Julie Pellett	Aye
Brad Bennett	Aye	Dan Compton	Aye
Kip Jugle	Nay		

All Board members present voted Aye with the exception of Jugle who voted Nay.

Vote was carried.

Smith made a motion and Compton seconded the motion to approve the Special Use Permit for a Mini Storage facility located St Rts 5&20 owned by Jim Spelman.

Whereas:

1. A Swppp report is received before a building permit is obtained
2. Registerable vehicles only in the outdoor storage area
3. A sign off is received that the property is not an archeological sensitive site before a building permit is obtained.
4. Phase II Outdoor storage to be buffered before use which includes buildings 7 & 8, a u shaped fence that will be slatted on the southern elevation until other vegetation has grown up and the slats are no longer required (the southernmost berm and plantings on it at southern lot line designated on plans can be done at the owner's option).

**Record of Vote:**

Karl W Smith	Aye	Gene Rogers	Aye
Brud Hedges	Aye	Julie Pellett	Aye
Brad Bennett	Nay	Dan Compton	Aye
Kip Jugle	Nay		

All Board members present voted Aye with the exception of Bennett and Jugle who voted Nay.

Vote was carried.

## **II. Minutes of February 20, 2025**

**Duvall motioned Gebo seconded to approve the minutes of 2.20.2025**

All board members present voted Aye; Vote was carried.

**Topics for future review -**

1. review of existing code for a SUP (for each event) on 50 acres or more for event centers that could exist with less acreage
2. 5 G placement of antenna's
3. Battery Storage
4. More research and code considerations for cannabis in the future
5. Look into code for event centers vs current code that allows for a SUP for each event on 50 acres or more
6. Look at the schedules for any items that need to be updated or clarified.
7. Look into the minimum and maximum size for a tiny home.

## **III. Meeting Adjourned**

**Rhoda motioned and Gebo seconded to adjourn @ 7:30 pm.**

All Board members present voted Aye, Vote was carried.

Respectfully submitted,

Christel Daggett  
Planning & Zoning Board Secretary