

Minutes
Warrensburg Planning Board
August 5, 2025

Board Members Present: Suzanne Tyler, Susan Hull, Sharon Sutphin, Tony Fortino, John Franchini

Others Present: Adam Langworthy, Darby Langworthy, Catie & Eric Persons, Patti Corlew (Zoning Administrator)

Meeting Commenced at 6:00 p.m.

The Board accepted the minutes of their previous meeting.

RESOLUTION #2025-5

Motion by: Susan Hull
Second by: Tony Fortino

RESOLVED, to accept Planning Board minutes of May 6, 2025 (without correction).

DULY ADOPTED ON THIS 5TH DAY OF AUGUST, 2025 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Susan Hull, Sharon Sutphin, Tony Fortino, John Franchini
Nays: None

The Board went on to the matter of old business, which is an amendment to SPR #2023-2 by Bandstand Brew Works.

Neighbor, Catie Persons, stated that she met with Darby Langworthy and they came up with a solution to her concerns regarding customers of BSBW using the existing curb cut, including putting a stop sign on right-of-way at the exit point of the brewery's parking lot and putting up a fence separating parking lot from driveway.

Darby agreed with Mrs. Persons and went on to explain that they will be installing a split rail fence where she indicated and

they will be striping the driveway (right-of-way) after they widen and pave it.

Mr. Franchini asked who maintains the right-of-way. Mr. and Mrs. Persons indicated that Mr. Persons and Bandstand Brew Works both plow it.

Darby discussed that they will be demolishing the house. He was the one holding out in favor of renovating; however, it will just be too costly.

Mr. Franchini asked how they are going to keep people from leaving the property (over the sidewalk) where they originally wanted curb cut. Darby indicated that they were going to be installing split rail fencing up front as well.

Mrs. Hull asked if they would be planting any bushes up in front. Darby indicated that yes, he would be.

Mrs. Persons asked if these items would be made conditions of the approval and the Board indicated, "yes". And Mrs. Corlew also suggested that the applicant indicate on the plans tonight the additional changes to the site plan.

Mrs. Sutphin asked when the house would be demolished and Darby indicated that he wasn't sure, but they would first like to widen the driveway, pave and install the fencing before demolishing the house. Mrs. Sutphin asked when that would be completed by. Darby indicated it depends on the weather but said it should be complete in the Fall and that they would not start until after the Garage Sale.

Mr. Franchini questioned whether they would be paving the parking lot and Darby indicated that they will be doing that. Mr. Franchini asked about drainage and Darby indicated that they would be installing a drywell.

With no further discussion or questions on the matter, a motion was made.

RESOLUTION #2025-6

Motion by: Susan Hull
Second by: Tony Fortino

RESOLVED, to approve amended site plan with the date stamp received July 8, 2025 for SPR 2023-2 by Darby Langworthy for Bandstand Brew Works, located at 3922 Main Street. The amended plan includes demolition of the house, widening and paving of the right-of-way and paving of the parking lot with proper drainage, striping of the right-of-way up to the entrance of Bandstand Brew Works, installation of split rail fencing, installation of a stop sign at the exit point of the BSBS parking area and landscaping as indicated on the plot plan.

DULY ADOPTED ON THIS 5TH DAY OF AUGUST, 2025 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Susan Hull, Sharon Sutphin, Tony Fortino, John Franchini
Nays: None

With no communications or comments the Planning Board meeting was adjourned at 6:26 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb08052025

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John Franchini
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John Franchini
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