

REGULAR MEETING
MONDAY SEPTEMBER 9, 2024
AGENDA

1. Minutes of September 3, 2024
2. Business Arising
3. Application to build shed at 30 Cribbies Road (A2024-75)
4. Application to install a new water line at Chafe's Landing (A2024-76)
5. Application to operate a microbrewery at 11 Cribbies Road (A2024-77)
6. Letter requesting to rezone 90-96 Main Road, Petty Harbour from HarbourFront to Residential
7. Email regarding the painting of a 3D mural at 13 Main Road, Petty Harbour
8. Daily Foreperson's Log
9. Expense Claims
10. Bills
11. New Business
12. Adjourn

BILLS

September 9, 2024

Hiscock Rentals (Tools & Equipment)	\$62.02
CIBC Visa (postage, cleaning supplies etc.)	\$1,755.93
C&A Landscaping Services (Lawn Care Expense)	\$701.50
CBS Rentals (Tools & Equipment)	\$439.86
Cassie Rideout (Office Exp.)	\$300.00
Bennett's Home Hardware (Truck Expense)	\$28.73
Commissionaires (Traffic Exp.)	\$966.00
Bidgood's (Office Expense)	\$12.19
City of St. John's (Fire Protection)	\$47,598.00
Brian Scammell (Prof. Fees- Auditor)	\$2,072.30
RJK Auto Repair (Truck Exp – Air Conditioner)	\$923.18
Trio (Pension Exp.)	\$1,276.58
Emco (Water Infrastructure Exp)	\$2,440.37
Hetech Solutions (Water Inf. Exp)	\$565.46
Irving Oil Limited (gas Exp.)	\$1,801.03
MFB Trucking (Water Exp & Road Maintenance)	\$5,643.63
Weir's Construction (Road Maintenance)	\$145.36
NF Power (Hydro & Street Lighting Exp)	<u>\$4,087.73</u>
Total	\$70,819.87

TOWN OF PETTY HARBOUR/MADDOX COVE

REGULAR MEETING

MONDAY SEPTEMBER 9, 2024

PRESENT: Ron Doyle, Rick Raymond, Ed Dyke, Irene Stack, Agatha Stack Balsom, David Balsom, and Stephanie Stack

ABSENT: Kayla Parsons

		ITEM
1		Mayor Doyle brought the meeting to order at 6:33pm.
2		Minutes of September 3, 2024, were tabled. Motion #274 Agatha Stack-Balsom/Rick Raymond Proposed to accept minutes of September 3, 2024. All in favor, motion carried.
	BUSINESS ARISING	
3		#3 The restoration company has been out again to inspect the community centre after the fire. It seems that the floor will need to be replaced. The town is waiting to hear back from the insurance company as to which restoration company is the successful bidder in completing the work.
4		#21 The town has not heard back from Recreation regarding a final report on the summer program.
5		#22 The foreman has purchased the new trimmer.
	TONIGHT'S AGENDA	
6		Application to build shed at 30 Cribbies Road (A2024-75) Motion #275 Ed Dyke/Agatha Stack Balsom Proposed that Mayor Doyle and Stephanie Stack are in a conflict of interest when discussing this application. All in favor, motion carried. Mayor Doyle and Stephanie Stack left chambers at 6:37pm. The Inspections and Development Committee inspected the area and signed off on the application. The shed meets the requirements for accessory buildings in the Residential Zone. Motion #276 Ed Dyke/Agatha Stack Balsom Proposed to approve the application to build a shed at 30 Cribbies Road (A2024-75) with the stipulation that the shed be 5ft from boundary. All in favor, motion carried. Mayor Doyle and Stephanie Stack returned to chambers at 6:39pm.
7		Application to install a new water line at Chafe's Landing (A2024-76) The Inspections and Development Committee inspected the area and signed off on the application. It was noted that the applicant will move his shut off valve to 1ft from his boundary. Motion #277 Ed Dyke/Dave Balsom Proposed to approve the application to install a new water line at Chafe's Landing (A2024-76) with the stipulation that the applicant move his shut off valve to 1ft from his boundary. All in favor, motion carried.
8		Application to operate a microbrewery at 11 Cribbies Road (A2024-77) Council was presented a new application and additional information that was requested from the applicant. Deputy Mayor Raymond noted that the town did not receive an official survey with drawings. Councillor Dyke noted that he had a few small concerns. He asked about soundproofing for the vents and asked the applicant for clarification on the glycol system. The applicant was present in chambers and noted that the system is similar to using antifreeze in your car. It is used to keep the beer cold. It was noted that this is a closed system. Councillor Dyke also asked about the parking spaces. He stated that in the application it states that there are up to 21 spaces. He asked the applicant if the 21 spaces were confirmed. The applicant noted that the area was measured and as per the measurements 21 spaces are available. The applicant also noted that the entrance to the parking area will be 42' in total. Councillor Stack asked about the upper and lower deck on the application. The applicant noted that there is only an upper deck. The area on the bottom will not

		<p>be a deck, it is just the current concrete walkway. Deputy Mayor Raymond asked where the applicant will be placing scaffolding if he needs to do repairs to the deck as it is only 8ft from boundary. The applicant noted that if he requires scaffolding it will be placed on the concrete walkway. Councillor Stack noted that the new application has 8 brew days per month. The applicant stated that it would more likely be 5-6 days per month.</p> <p>Motion #278 Ed Dyke/Dave Balsom Proposed to send out the application to the public for comment. Mayor Doyle, Councillor Dyke, Councillor Stack, Councillor Balsom and Councillor Stack Balsom were in favor. Deputy Mayor Raymond not in favor. Motion carried.</p>
9		<p>Letter requesting to rezone 90-96 Main Road, Petty Harbour from HarbourFront to Residential. Deputy Mayor Raymond noted that he may be in a conflict of interest as he is completing work for the applicant.</p> <p>Motion #279 Irene Stack/Dave Balsom Proposed that Deputy Mayor Raymond was in a conflict of interest when discussing this application. Mayor Doyle, Councillor Balsom and Councillor Stack in favor. Councillor Dyke and Councillor Stack Balsom not in favor. Motion carried. Deputy Mayor Raymond left chambers at 6:54pm.</p> <p>Councillor Stack noted that this area would not be a great area to lose but noted that it was private property. Councillor Stack also noted that the layout of the road with the turn is not a great area for entering and exiting. It was noted that this area is in the Harbourfront Zone but not in the flood risk area.</p> <p>Motion #280 Ed Dyke/Irene Stack Proposed to defer this letter until council investigates and determines if more information is needed. All in favor, motion carried.</p> <p>Deputy Mayor Raymond returned to chambers at 6:58pm.</p>
10		<p>Email regarding painting a 3D mural at 13 Main Road, Petty Harbour Councillor Balsom stated that he would like to know how far out the painting will jut out from the wall. He noted that the wall is very close to the Main Road. It was noted that council would like to see a concept drawing with measurements.</p> <p>Motion #281 Irene Stack/Dave Balsom Proposed to defer the request until council gets a concept drawing with measurements. All in favor, motion carried.</p>
11		<p>Foreperson's Daily Log. Motion # 282 Ed Dyke/Agatha Stack-Balsom Proposed to accept the foreperson's daily log. All in favor, motion carried.</p>
12		<p>Expense claim in the amount of \$30.00 for Stephanie Stack was tabled. Motion #283 Ed Dyke/Agatha Stack-Balsom Proposed to approve expense claim for Stephanie Stack in the amount of \$30.00. All in favor, motion carried.</p> <p>Expense claim in the amount of \$20.00 for Mandy Dinn was tabled. Motion #284 Irene Stack/Ed Dyke Proposed to approve expense claim for Mandy Dinn in the amount of \$20.00. All in favor, motion carried.</p> <p>Expense claim in the amount of \$1,578.20 for Matthew Chafe was tabled. Motion #285 Rick Raymond/Agatha Stack Balsom Proposed to approve expense claim for Matthew Chafe in the amount of \$1,578.20. All in favor, motion carried.</p>
13		<p>Bills in the amount of \$70,819.87 were tabled. Motion #286 Rick Raymond/Agatha Stack Balsom Proposed to pay bills in the amount of \$70,819.87. All in favor, motion carried.</p>
	NEW BUSINESS	
14		<p>Councillor Stack Balsom asked if there was an update on Phase 1 and Phase 2 of Motion Bay Road Extension. The CAO noted that the engineers are completing the surveys of properties for Phase 2. Councillor Dyke noted that he drove Motion Bay Road Extension and Phase 1 is moving forward. He stated that the construction company is working on the ditch and noted there is some busting to be done. He stated that the retaining wall is not started as of yet.</p>

15		Councillor Stack noted that staff need to fill in the area by the curb stop near 73 Main Road Maddox Cove need to be filled in. Councillor Stack also noted that the curb stop that was dug up by 83-85 Main Road Maddox Cove needs to be filled in.
16		Councillor Balsom noted that he received an email with regard to a curb stop being paved over at 59 Main Road, Maddox Cove. Councillor Dyke noted that this curb stop belongs to the neighbour's property and the neighbour was given the opportunity to move the curb stop before paving. Both Councillor Balsom and Councillor Stack noted that the curb stop should not be paved over and should be accessible to the town. Motion #287 Dave Balsom/Ed Dyke Proposed to send a letter to the owner of the property stating that he has to uncover the curb stop and make it accessible. All in favor, motion carried.
17		The Code of Conduct training will take place on Wednesday September 11, 2024 at 6:30pm at the town office.
18		Motion #288 Rick Raymond/Ed Dyke Proposed meeting be adjourned. All in favor, motion carried. Meeting adjourned at 7:15 pm.

Ron Doyle, Mayor _____

Stephanie Stack, Chief Administrative Officer _____