

P&Z Meeting Minutes

1 Nov 2017

Committee Attendees: Rife, Greenberg, Oman, Pommell, Piazza

Council Members: Mayor Rife

Attendees:

Barrett Edward, Esq., Town Solicitor

Laura Conner, Town Staff Member

Carlen Kenley

Cheryl Kenley

Erin Greenberg

Frank DeMondi

John Paradee, Esq.

Called to Order at 7:30

Acceptance of Agenda: Motion by Oman, second by Piazza, all in favor

Acceptance of September P&Z Meeting Minutes: Motion by Piazza, second by Pommell, all in favor

Acceptance of P&Z 14 Oct Workshop Minutes: Motion by Greenberg, second by Oman, all in favor

New Business

- Land Use and Development Code revision – Ordinance prepared/written to effect eliminating multi-family dwelling as separate line item in Zoning Categories Table.

As this affects zoning request already received, affected party (Wynsome Knoll LLC) attorney Mr. Paradee, esq. offered no objection, as multi-family is not current intention.

Motion to recommend to council acceptance of Ordinance by Piazza, second by Oman, all in favor.

Noted reason for carried motion was per previous P&Z recommendation and work thereto. Reference P&Z Meeting Minutes 26 July 2017.

- 2017 Amendment to Comprehensive Plan – Change Center Street Lot from Commercial Zoning to Residential Zoning (requested by Wynsome Knoll LLC), and reflect previous annexation of 12171 Willow Grove Rd property.

PLUS comments package provided for review.

Motion to recommend to council acceptance of stated Amendment by Pommell, second by Piazza, all in favor.

Noted reason for carried motion included lot had been dormant/vacant for many years and would rather residential use than commercial use in that location.

- Center Street Lot Residential Zoning – With update of Comp. Plan above referencing Commercial to Residential zoning, local zoning map requires update accordingly. Options are to designate either R1 or R2.

Brief discussion with Town solicitor regarding like zoning for adjacent properties.

Mr. Paradee, esq., attorney for Wynsome Knoll Apartments, noted the zoning change request is for R2.

Therefore, motion by Rife to recommend to council an R2 zoning designation, second by Piazza. Oman also in favor. Pommell, Greenberg no.

Noted reason for carried motion included quality of buildings planned by developer (Wynsome Knoll project as example) and price range perceived to maintain property values.

There were some public comments in regard to site plan for Wynsome Knoll LLC project but these were referred to Public Hearing 13 Nov. on same subject.

Old Business

Chairman Rife gave brief overview of Mixed Zoning 'Gateways' work conducted at Workshop. Yet to be finalized for presentation to council. It was noted that many proposed 'Gateway' areas are already commercial or mixed use.

Meeting adjourned approx. 8:35pm