

PZ Regular Minutes

24 Jan '18

Committee Members present: (All) Rife, Pommell, Oman, Greenberg, Piazza

Council members present: Doug Dennison, Carlen Kenley

Town Clerk: Laura Conner

Public Attendees: Cheryl Kenley, Mike Morasco, Elaine Bilow, Joe Casneli, Todd Sammons, Les Stillson,
Christine Stillson, Erin Greenberg

Meeting called to Order 7:34 pm

Acceptance of Agenda: Acceptance motion by Greenberg, second by Oman, all in favor

Acceptance of 29 Nov '17 Meeting Minutes: Acceptance motion by Piazza, second by Greenberg, all in favor

Acceptance of 3 Jan '18 Meeting Minutes: Acceptance motion by Pommell, second by Greenberg, all in favor

New Business

25 Front Street

Owner Todd Sammons request guidance to convert existing garage into studio apartment on one lot and to construct duplex on another lot.

PZ guidance recommends a conditional use for the existing buildings as alternative to R2. R2 is only option for the duplex. Owner solicited impression of R2 from members; responding Pommell, Oman, Greenberg expressed reservations of R2 zoning due to potential uses within category. Presented option of splitting properties so R1 would be applicable for two (or more) homes.

As follow-up comment, Pommell recommends completion of PZ work to separate building densities into separate categories which might assist in these situations. Also, review boundary line options for duplex as is done for townhomes. See Workshop Schedule.

Tre Sorrelle Dolce Development Plan

The Planning & Zoning Committee accepted the Preliminary Plan submitted by Mike Marasco for the Tre Sorelle Dolce project.

Information provided is sufficient to constitute all of the requirements of a development plan as stated in the Land Use and Development Code in section 15-3 B 2 (Development Plan Approval Process) and hereby waive any other such requirements. Input from adjacent residences were addressed by adding conditions to the plan.

The Plan is accepted by committee and forwarded to council with the following conditions:

- 1) Pedestrian Safety - implement and maintain crosswalk across Railroad Avenue;
- 2) General - implement and maintain both parking lots
- 3) Noise Buffer - add shrubbery along southeast and north property lines
- 4) Drainage - properly grade lot to correct existing drainage.

Motion by Rife, second by Greenberg, all in favor.

Old Business

Tabled to Workshop meeting.

Workshop Saturday 24 Feb '18, 8am, for Mixed Use and residential zoning categories.

Next regular Meeting Wednesday 28 Feb '18, 7:30 pm

Meeting adjourned at 9:42 Motion by Pommell, second by Oman, all in favor.

