

Planning & Zoning Commission
Unapproved Minutes
February 21, 2018

Vice-Chairman A. Havican called the meeting to order at 7:00 p.m.

Members Present: J. Crumb, A. Havican, S. Duffany, and K. Kemp

Alternates Present: G. Ploski, Bob Albert and Mike Dreher

Absent: G. Graveline

Others Present: Land Use Inspector, Mary Barton

Approval of Minutes:

Motion made by S. Duffany, seconded by K. Kemp to approve the minutes of February 7, 2018.

Unanimous.

Correspondence: None

Public Participation: None

A. Havican sat M. Dreher for the meeting.

New Business:

G. Ploski recused himself from the meeting.

Linda Ploski, 114 Clark Hill Road appeared and presented before the Commission with an application for a Zone Change from a residential RA-1 Zone to a Business (B) Zone for her residence at 114 Clark Hill Road. After discussion, **Motion** made by K. Kemp, seconded by S. Duffany to accept the application and to set a Public Hearing on Wednesday, March 21, 2018 @ 7:30 p.m. for Linda Ploski, for a Zone Change application from residential RA -1 Zone to a Business (B) Zone for 114 Clark Hill Road (at the corner of Rte 68 and Clark Hill Rd). **Unanimous.**

G. Ploski was reseated to the meeting.

Public Hearing: None

Old Business:

a. Land Use Inspector, M. Barton, advised that Dave Carson, Agent/Developer for Capozzi Properties, LLC 158 Waterbury Road, Special Permit Application for Existing Building & Parking Improvements and to add a new 2,480 sq ft detached building for a storage/warehouse facility had requested a 35 day extension. The applicant had applied and appeared before Inland Wetlands Commission and was approved, but had presumed that he would need to attend more meetings. M. Barton requested to reset the public hearing date to 3/21/18 as the applicant had requested. After discussion, **Motion** made by K. Kemp, seconded by M. Dreher to reset the public hearing date to Wednesday, March 21, 2018 @ 7:10 p.m. as requested, for Capozzi Properties, LLC 158 Waterbury Road, Special Permit Application for Existing Building & Parking Improvements and to add a new 2,480 sq ft detached building for a storage/warehouse facility. **Unanimous.**

b. Proposed Revisions to the Zoning Regulations: The Commission was asked to accept and set meeting date for the following amendments to the Zoning Regulations:

RE: Article 4 Supplementary Regulations – Section 4.7 Agricultural Uses: Chickens

-Section 4.19 gateway Overlay District – Section 4.19.4 Gateway Overlay District site Development Standards: Deletion – Façade

-Article 12 Special Permits; Section 12.7.4 Notice: Delete Certified Mailing – Add Certificate of Mailing

-Article 14 Zone Changes and Amendments – Section 14.3 Notice: Delete Certified Mailing – Add Certificate of Mailing

-Article 15 Zoning Board of Appeals – Section 15.1.2.3: Delete Certified Mailing – Add Certificate of Mailing; Delete Commission – Add Board

After discussion, **Motion** made by M. Dreher, seconded by K. Kemp to accept and set a meeting date of March 21, 2018 for a public hearing @ 7:45 p.m. for the above noticed text amendments. **Unanimous.**

Land Use Office Report:

-M. Barton is working with Mike Gustaferrri on 40 Union City Road. All site work should be done by 5/30/18. The Land Use Office is waiting on Change of Use Applications for Cross Fit and Live Love Dance, which will be under a new name and the finalizations from the Chesprocott Health District.

-Dollar General, M. Barton expecting the silt fence to be reapplied; all landscaping should be completed by 5/30/18.

-Amendments to Zoning Regulations

Motion made by S. Duffany, seconded by K. Kemp to place the verbal report of the Land Use Inspector on file. **Unanimous.**

Public Participation: None

Adjournment: **Motion** made by S. Duffany, seconded by K. Kemp to adjourn the meeting. **Unanimous.** The meeting adjourned @ 7:15 p.m.

Al Havican

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Vice - Chairman