

**PLANNING COMMISSION
OCTOBER 16, 2013**

Chairman Chris Cerino called the workshop session to order at 7:30 p.m. In attendance were Commission members David Bowering, Jeffrey Grotsky, Jane Richman and Gil Watson, Kees de Mooy, Zoning Administrator and Jennifer Mulligan, Stenographer.

Mr. Watson stated that the portion of the draft Comprehensive Plan received was nicely done and seemed very complete.

Mr. Grotsky stated that the individual Planning Commission members should be mentioned along with the Mayor and Council. The Commission agreed.

Mr. de Mooy stated that he thought sections could be improved with photos to point out what was being discussed in the text. There would also be a map of the different sectors of Town, showing where potential infill projects could occur.

Mr. Grotsky stated that under Rt. 20 Gateway, he questioned the use of the language "urban" street. Mr. de Mooy stated that this language was used in the original plan. Mr. de Mooy stated that the SHA's sidewalk study put the price tag of a sidewalk on Flatland Road with options running from \$2.3-million to \$4-million. Mr. de Mooy stated that there had to be a safe crossing from Flatland Road, but perhaps it could be done on a smaller scale, with a paved path or widening of the shoulder.

Mr. Cerino stated that recreational goals should be included in the plan. Mr. de Mooy stated that recreation was included in the Public Facilities section. He said that all the parks would be shown, with existing and planned amenities listed.

Mr. Watson stated that on page 5, at the end of the Executive Summary, it read, "The plan also includes an executive summary" and asked that it be removed. He added that the bullet point beginning with North should have a space in front of "the" in the second sentence.

Mr. Grotsky stated that on page 7, the last sentence seemed negative. Mr. de Mooy stated that the sentence could be eliminated or written another way.

Mr. Grotsky asked who was responsible for bike lanes and racks as discussed on page 9. Mr. de Mooy stated that for development or redevelopment, the goal was to have developers incorporate paths and bicycle lanes.

Mr. Cerino stated that page 8, in the discussion for the shopping centers there should be discussion of landscaped parking areas and stormwater control. He said that he would also like language for the downtown regarding stormwater management as a separate bullet. He said that the downtown had no stormwater management and at some point would be compelled to incorporate it. Mr. de Mooy stated that it could be added to the Historic Resources Plan, but it could also be added separately as an eighth focus on page

6. Mr. Cerino suggested the following language, “Currently Chestertown has little to no stormwater treatment and all future development should implement the most modern stormwater management control practices possible”. He said that the Town should also be looking to retrofit stormwater controls in the Historic District and at Kent Plaza.

Mr. de Mooy asked if the list of neighborhoods on page 8 should be expanded as Upper Talbot Boulevard, Flatland Road, and Stepne were not included. Mr. Watson stated that those areas were dealt with in other parts of the document. Mr. Bowering stated that Maple Avenue to Campus was also not included and was the only area in Town with Victorian style houses, which was a character to be preserved. Mr. Cerino stated that infill lots were the purpose of this portion of the document and the included areas should have the potential for new development or redevelopment.

Mr. Cerino stated that the large lot owned by the College at the corner of Rt. 213 and Rt. 291 was property that could be developed. Mr. de Mooy stated that it was zoned Institutional. Mr. Watson stated that it was also a sensitive area. He asked if there should be language about what was envisioned for that area. After discussion, the Commission decided to outline what would be appropriate for the site.

Mr. Cerino asked about the process of rezoning. Mr. de Mooy stated that there is a legal process in the Zoning Ordinance and in the Town Charter that must be followed and the Comprehensive Plan would have to support the proposed rezoning. As the Planning Commission had recently completed their comprehensive rezoning of the Tower, any request for rezoning would have to wait for the net rezoning effort.

Mr. Grotzky stated that if a wonderful plan came forth, the Commission did not want to seem unfriendly and not be able to accommodate it. Mr. Cerino stated that there should be a way that the Town can be flexible in certain situations.

Mr. Cerino stated that there should be language added to page 6 as follows, “The land adjacent to LaMotte is currently owned by Washington College and is zoned Institutional and any development on that parcel must respect its sensitive nature”. He said that a list of institutional uses included in the description for that district should be added as well.

Mr. Cerino asked how often the Zoning Ordinance was to be reviewed comprehensively. Mr. de Mooy stated that it must be reviewed every six (6) years by State law, but likely could be reviewed more frequently.

Mr. de Mooy stated that he hoped to have a full draft of the Comprehensive Plan by the next meeting, although photographs and other graphics may have to be added.

Mr. Watson asked what was meant on page 15 (second bullet) where it read, “an area of critical state concern element...” Mr. de Mooy stated that it did not apply to the Town, but if the State felt that there was something unique to an area that must be addressed it had to the power to request that it be addressed separately.

Mr. Watson stated that on page 17 there was no explanation as to the colors on the PFA map. Mr. de Mooy stated that he would fix that, noting that the yellow was the Town boundary and the orange was the Priority Funding Area.

Mr. Grotsky asked if there was anything providing an opportunity for residents of Coventry Farms to have better access to the Town. Mr. de Mooy stated that sidewalks and the rail-trail were in the works. He said that the Transportation element would call out specific areas for improvements.

Mr. Cerino called the regular meeting to order at 8:27 p.m.

MINUTES OF PLANNING COMMISSION MEETINGS

Mr. Cerino asked if there were any additions or corrections to the minutes of the meeting of September 18, 2013. **Mr. Watson moved to accept the minutes as presented, was seconded by Mr. Grotsky and carried unanimously.**

There being no further business, **Mr. Grotsky moved to adjourn the meeting at 8:28 p.m., was seconded by Mr. Watson and carried unanimously.**

Submitted by:


Jennifer Mulligan
Stenographer

Approved by:

Chris Cerino
Chair