

**PLANNING COMMISSION
APRIL 16, 2014**

Chairman Jeffrey Grotzky called the meeting to order at 7:30 p.m. In attendance were Commission members David Bowering, Morgan Ellis, Robert Fordi, Jane Richman, Paul Showalter and Gil Watson, Andrew Meehan, Esquire, attorney for the Commission and Jennifer Mulligan, Town Clerk.

MINUTES OF PLANNING COMMISSION MEETING

Mr. Grotzky asked if there were any additions or corrections to the minutes of the meeting of March 19, 2014. **Mr. Showalter moved to accept the minutes as presented, was seconded by Mr. Bowering and carried unanimously.**

AMENDMENT TO APPROVED LOT SIZES – VILLAGE AT CHESTERTOWN

Mr. Kevin Shearon of DMS & Associates was present for the Village at Chestertown application.

Mr. Shearon stated that this project was before the Commission a couple months ago and had been granted the overlay, but in going through the changes, they realized that lots 1 through 10 did not meet the single-family lot size requirements. He said that 4,000 square feet was required for a single-family lot and Mr. Richardson would like the flexibility for the lots to either be duplex or single-family. Mr. Shearon stated that lot 10 already had a single family foundation built on it. Mr. Shearon stated that the lot lines had a 10' easement for a path and that could be eliminated to make the lots 4,025 square feet.

Mr. Shearon stated that Mr. Richardson reviewed the paths previously approved along the back property lines and was proposing to eliminate those pathways. He said that the pedestrian paths in blue were the paths proposed for removal. The paths marked in green were already in place or would be constructed.

Mr. Shearon stated that if the Commission did not agree to remove the pathways as proposed there would be easements created across the lots.

Mr. Shearon stated that in exchange for removing the pathways from the back of the properties, Mr. Richardson proposed to work an easement agreement (at his cost) to make a connection between the development and the Kent Plaza shopping center (directly across from the Holiday Inn Express). Ms. Ellis stated that the connection from the development to the shopping center was important.

Ms. Richman stated that she did not think that the walkway the applicant was proposing to eliminate made sense in the first place. Mr. Watson agreed.

Mr. Grotsky asked if there would be any changes made to the variances that were already approved by the Board of Appeals. Mr. Shearon stated that the variances were not required for lots 1 through 10.

Mr. Watson moved to approve lot size adjustments to lots 1 through 10 as well as the elimination of the perimeter walkway, with the understanding that a pedestrian link would be developed on Scheeler Road to connect the development with Kent Plaza, was seconded by Mr. Showalter and carried unanimously.

DISCUSSION ON COMMENTS FROM THE STATE ON THE COMPREHENSIVE PLAN

Mr. Grotsky stated that Mr. de Mooy suggested a priority order recommendation list from what was received from the State if the Commission agreed with any of their suggestions on the Comprehensive Plan.

Mr. Grotsky stated that the comments were mostly technical, noting things that were missing like a footnote or a map. He said that Mr. de Mooy could easily fix those problems. He said that he would like to address the larger issues and try to give Mr. de Mooy direction on how to make changes.

Ms. Ellis stated that she was not familiar with the Sustainable Communities Action Plan, or if it should be included in the plan. Mr. de Mooy would be asked to look into it to see if it was a document that should be incorporated by reference.

Mr. Watson stated that he did not think that any changes should be made to the language for the bypass. Mr. Showalter stated that it was a priority in the Town's plan. Mr. Watson stated that he knew that the State was not going to build it but he did not want to remove it from the plan. Mr. Bowering stated that he did not want to add comments supporting the State's position either.

Ms. Ellis stated that there was a reference in the letter to connecting Coventry II to Coventry III and said that she thought it was already in the plan. The Commission agreed.

Mr. Grotsky stated that where bike lanes were discussed in transportation, the Town agreed with their comments.

Ms. Ellis stated that under the letter from the Department of Natural Resources, there was reference to incorporating green infrastructure and she said that was already discussed throughout the entire plan.

Ms. Ellis stated that under the Water Resources Element, the NPS analysis was not complete and should be updated. Mr. de Mooy should review this and make sure that it is completed.

Mr. Grotsky stated that under Water Quality he was not sure if it was a recommendation or if there had to be a reference to the watershed code. He asked that Mr. de Mooy review that section.

Mr. Grotsky stated that for mapping purposes there should be bike lanes, with places noted where you can park a bike. There was also an issue about managing parking downtown. Ms. Mulligan reviewed the parking discussion at the meeting of the C-2 district that was held on Monday. She said that meters and directional signage were a large part of the discussion.

Mr. Grotsky stated that the Town should respond in writing to the State Highway's comments on the last page about coordinating with the Town to seek out grant funding opportunities.

SCHEDULE PUBLIC HEARING FOR THE COMPREHENSIVE PLAN

Mr. Grotsky stated that he would like to arrange for the public hearing on Wednesday, July 16, 2014, at 7:00 p.m. The regular meeting would follow the hearing.

There being no further business, **Mr. Watson moved to adjourn the meeting at 8:30 p.m., was seconded by Mr. Showalter and carried unanimously.**

Submitted by:


Jennifer Mulligan
Stenographer

Approved by:

Jeffrey Grotsky
Chair

**PLANNING COMMISSION
APRIL 16, 2014**

7:30 p.m. – Regular Meeting

1. Minutes of Planning Commission Meeting of March 19, 2014
2. Amendment to approved lot sizes – Village at Chestertown
3. Discussion on comments from the State on Comprehensive Plan
4. Schedule public hearing for Comprehensive Plan