

**PLANNING COMMISSION
MAY 21, 2014**

Chairman Jeffrey Grotsky called the meeting to order at 6:30 p.m. In attendance were Commission members Morgan Ellis, Robert Fordi and Paul Showalter, Andrew Meehan, Esquire, attorney for the Commission and Jennifer Mulligan, Town Clerk.

Mr. de Mooy stated that he incorporated all the relevant comments received from the State into the Comprehensive Plan. He said that there was a description of each Planning Area and asked that the Commission review them.

Mr. de Mooy stated that he prepared maps and said that he would break the Planning Areas out into smaller maps and insert them with the text for each planning area.

Mr. de Mooy stated that there was additional wording referencing the Bypass in the draft, and that the Planning Commission should review that text carefully.

Mr. de Mooy stated that there was a request for a change of zoning on record and he thought that there may be other property owners who come forward to ask about changing zoning.

Mr. Grotsky stated that there was a schedule that he wanted to keep and thought that the Comprehensive Plan should be finished in the allotted time frame.

The Commission decided to postpone the public hearing until August 20th at 7:00 p.m. Mr. de Mooy stated that he would have the draft on the website by mid-June.

Mr. Grotsky stated that the Commission just finished comprehensive rezoning, so if someone wanted a rezoning of a parcel they would have to wait. Mr. de Mooy stated that the applicants for rezoning wanted to insure their parcel was not assigned to a specific use in the revised Comprehensive Plan, as it would enforce the underlying zoning.

Mr. Showalter asked how comments presented at the public meeting would be addressed. Mr. Grotsky stated that Mr. de Mooy would review questions and concerns and respond to them individually. He said that once the Commission approved the Comprehensive Plan it would be forwarded to the Mayor and Council for adoption.

Mr. de Mooy asked that any comments regarding the Comprehensive Plan be given to him by Friday, May 30th so that he can finish updating the final draft. He said that he would like to have it on the website by June 16th so that it would give residents time to review it before the public hearing on August 20th. The record would be left open for 30 days after the hearing to allow time to receive written comments.

Mr. Grotsky asked if at the next workshop session there could be a discussion on annexation and how the process works. Mr. de Mooy agreed.

Mr. Grotsky called the regular meeting to order at 7:30 p.m.

MINUTES OF PLANNING COMMISSION MEETING

Mr. Grotsky asked if there were any additions or corrections to the minutes of the meeting of April 16, 2014. **Mr. Showalter moved to accept the minutes as presented, was seconded by Mr. Fordi and carried unanimously.**

LOT LINE ADJUSTMENT FOR DAVID DRIVE AND BARROLL DRIVE

Mr. Bill Crowding and Ms. Nancy McGuire were present for the application. Mr. Crowding stated that in 1962, Mr. and Mrs. Eliason purchased the parcel that the house sits on and a month later purchased the lot behind it on Barroll Drive. He said that the lot on Barroll Drive was 114' wide and 75' deep. The family is now settling the estate and was going to sell the property, but wanted to make sure that the required 50' front yard setback and 30' rear yard setback could be met. They were proposing to add 20' from the parcel on David Drive to provide a 95' deep lot, thereby creating a lot large enough to construct a normal sized house.

Ms. McGuire read that a letter from the trustee into the record indicating that all parties involved in settling the estate were in favor of the lot line adjustment.

Mr. Showalter moved to approve the lot line adjustment as submitted, with the understanding that all parties involved in settling the estate were in agreement, was seconded by Ms. Ellis and carried unanimously.

PRELIMINARY SITE PLAN – RAMUNNO – SOUTH WATER STREET TOWNHOUSES

There was nobody present for the application, so the application was tabled.

There being no further business, **Ms. Ellis moved to adjourn the meeting at 7:35 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

May 21, 2014

6:30 p.m. – Workshop – Comprehensive Plan

7:30 p.m. – Regular Meeting

1. Minutes of Planning Commission Meeting of April 16, 2014
2. Lot Line Adjustment – David and Barroll Drive
3. Preliminary Site Plan – Ramunno – South Water Street Townhouses