

**SPECIAL MEETING
MINUTES
PLANNING COMMISSION
FEBRUARY 3, 2015 – 1:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2**

Chairman Sherrard called the meeting to order at 1:03 p.m.

I. ROLL CALL

Regular members present: Munn, Steinfeld, Sherrard
Alternate members present: Fitzgerald
Absent: Kane, Pritchard, Tarbox, Zod
Also present.
Staff present: Reiner, Glemboski, Silsby

There were 4 voting members present.

II. NEW BUSINESS

1. Zoning Commission Referral for Public Hearing on February 4, 2015
 - a. Zoning Map Amendment #ZCH14-02, 90 Welles Road, Silver Oak, LLC, Applicant

Staff explained the proposal to change the RU-80 zone to a CB-15 zone. She stated that the new applicant is trying to re-develop the site. He plans to keep the indoor tennis courts, in addition to building an indoor sport's facility. Both would be open to the general public. Background information was given about a special permit granted in 1996 for a private tennis club. She noted that in the past, access was granted to the public and violations of the special permit occurred. Future Land Use Maps were reviewed. It was noted that various types of uses exist on Welles Road. The south side of Welles Road is zoned as CB-15 and the north side is zoned as RU-80. Staff noted that the changing of this residential zone to a commercial zone has been recommended by the Planning Commission in the Draft Plan of Conservation and Development (POCD) Land Use Plan.

Staff added that even if this zone change proposal had not been proposed, he felt that Staff would have brought this recommendation up to the Planning Commission, sooner than later.

Since the Zoning Commission will be acting on this item tomorrow night, Munn noted that any negative comments by the public would be raised at that point. Staff added that any additional site work would require a site plan application.

Fitzgerald noted the importance of installing a visual barrier between the use and the adjacent properties. Staff noted that this was a site plan item.

Discussion followed about including an effective date for the proposed change. Staff will look into this prior to the public hearing tomorrow night. After some discussion about potential changes recommended in the Draft POCD, Staff noted that she will share this information with the Zoning Commission prior to the public hearing.

MOTION: The Planning Commission supports the zone change for 90 Welles Road from RU-80 to CB-15 for the following reasons:

1. The lot is across Welles Road from an existing CB-15 zone.
2. The zone change is consistent with the Commission's desire to designate the north side of Welles Road as commercial use as represented on the Draft Future Land Use Plan dated April 2014.

Motion by Sherrard, seconded by Munn, so voted unanimously

III. ADJOURNMENT

Motion to adjourn at 1:19 p.m. was made by Sherrard, seconded by Steinford, so voted unanimously.

James R. Sherrard, Chairman
Planning Commission

Prepared by Robin Silsby
Office Assistant II