

MINUTES
PLANNING COMMISSION
SEPTEMBER 28, 2010 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Steinfeld
Alternate members present: Fitzgerald, Zod, Kane
Absent: Sherrard
Staff present: Davis, Glemboski, Doolittle

Acting Chairman Pritchard called the meeting to order at 7:01 p.m. He sat Kane for Sherrard and appointed Roper as Acting Secretary.

II. APPROVAL OF THE MINUTES OF meeting of September 14, 2010.

MOTION: To approve the minutes of September 14, 2010 as amended.

Motion made by Roper, seconded by Steinfeld. Motion passed 4-0-1, with one abstention (Kane).

III. PUBLIC COMMUNICATIONS - none

IV. SITE PLANS

1. Mystic River Residential Care, 14 Godfrey Street – Request for one year extension for start of construction

Staff requested tabling this item to the October 12, 2010 meeting.

MOTION: To table Mystic River Residential Care to the October 12, 2010 meeting

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

2. Hoelck's Florist, 388 Long Hill Road

The Applicant was not present, therefore the Commission decided to table this item.

MOTION: To table Hoelck's Florist.

Motion made by Roper, seconded by Munn. Motion passed 4-1-0, with Steinfeld opposing.

3. Fairview – Odd Fellows, 235 Lestertown Road

Clint Brown, DiCesare Bentley Engineers, addressed the Commission, on behalf of the Applicant, detailing the site and the proposed plans for converting the existing daycare building into four active adult units. He discussed parking, utilities, sidewalks and the waivers requested for the site plan.

Staff reviewed the variance and special permit granted this past summer. Staff discussed the modifications and specifically addressed the sidewalk waiver and explained that it is for this use in this building only, any further expansion or change in use would require the Applicant to appear before the Commission again.

The Commission and Mr. Brown discussed, in detail, the sidewalk on Lestertown Road, recreational paths, security access and landscaping. The Commission felt that a sidewalk connecting the site to Starr Hill was necessary and further discussed location and materials.

MOTION: To waive the requirements for a frontage sidewalks under Section 7.5 of the Zoning Regulations for the conversion of an existing daycare building to a four unit Active Senior Housing facility because the building will not be significantly enlarged or the use intensified and there will not be significant pedestrian movement to the site and/or between the site and adjacent sites.

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

MOTION: To approve a site plan for Fairview- Odd Fellows, 235 Lestertown Road for the conversion of a daycare to four units of Active Senior Housing under Section 7.1-45 of the Zoning Regulations with the following modifications:

1. The planting beds for the new patio areas and the design of the small outdoor common area to the north of the building shall be added to the final plans.
2. A four foot wide bituminous sidewalk for pedestrian access to Lestertown Road shall be provided.
3. All staff technical items shall be addressed on the final plans.

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

The Commission notes that a reduction to the requirements of Section 6.7-6 G. regarding 7% land as recreation area has been approved in accordance with Section 6.7-6 L. in that the proposal, as presented, will result in development of an Active Senior Housing facility meeting the purpose and intent of Section 7.1-45.

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

MOTION: To approve the CAM application because it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.

Motion made by Pritchard, seconded by Roper. Motion passed unanimously.

V. OLD BUSINESS

1. Land Use Regulation Update Project

Staff continues to work on Section 3. He expressed to the Commission that their participation is greatly appreciated. Staff noted that the Zoning Regulations public hearing will most likely be put off until the December meeting.

VI. NEW BUSINESS

1. Report of Commission - none

2. New Applications

a. Bowl New England, 27 Kings Highway

3. Zoning Board of Appeals referral for October 13, 2010 – 400 Gold Star Highway, Lovendosky Residence (ZBA10-06)

MOTION: To table ZBA10-06 to the October 12, 2010 meeting

Motion made by Munn, seconded by Roper. Motion passed unanimously.

VII. REPORT OF CHAIRMAN - none

VIII. REPORT OF STAFF

Staff briefly discussed the Wal-Mart site expansion.

IX. ADJOURNMENT

Motion to adjourn at 8:04 p.m. made by Steinfeld, seconded by Roper, so voted unanimously.

Peter Roper, Acting Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II