

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
SEPTEMBER 8, 2010**

ROLL CALL:

Members Present: Joseph Diminico, Acting Chairman
Kevin Dougan, Acting Vice-Chairman
Andy Kidd, Acting Secretary

Alternates: Anthony Petrone (sitting)
Susan Shanbaum (sitting)

Absent: Eugene Sierakowski, Chairman
Eric Prause
Horace Brown

Also Present: Mark Pellegrini, Director of Neighborhood
Services and Economic Development
Renata Bertotti, Senior Planner
Ginger MacHattie, Recording Secretary

The Acting Chairman opened the Public Hearing at 7:02 p.m. The Acting Secretary read the legal notice for the application when the call was made.

KINETIC HOPE, LLC – 52 Main Street – Special Exception: Article II Section 16.15.02(g) (K-68) – for a health and recreation club in an Industrial zone.

Tom Tomko, Zinsser Real Estate Company, spoke on behalf of Kinetic Hope, LLC, which is a potential tenant. The applicant has received a variance from the Zoning Board of Appeals and is now applying for a special exception for a health and recreation club in an Industrial zone. Kinetic Hope provides personal fitness training and training for small groups. Mr. Tomko identified the site of the building on the map he displayed. It is located on the north side of Saint Bridget's Church in the former Carlyle Johnson manufacturing building. The site is 3.25 acres with the front of the building primarily used for office space. The building is three stories, with 6,000 to 7,000 square feet on each floor. The rear portion of the site contains newer industrial buildings. Parking for 20 vehicles is provided on the south side of the brick building. Mr. Tomko understands that one space may need to be removed and the handicap parking space needs to be brought up to code.

Mr. Tomko displayed the floor plan and pointed out the area highlighted in orange in the rear of the building. The space is about 3,000 square feet with 15 foot ceilings and abuts the parking area. It is common for fitness organizations to seek buildings like the one at 52 Main Street. The price is right and the ceilings are high. Mr. Tomko understands the Planning and Zoning Commission has heard similar applications for activities such as karate and cheerleading. This building is perfect for Kinetic Hope, LLC.

Mr. Diminico opened the floor for public comment in favor of or in opposition to this application. No members of the public wished to come forward at this time.

Ms. Bertotti stated there were originally two staff members with comments that were minor and technical in nature. One was regarding the parking in the western corner of the parking lot. If a person were to pull out of one of the spaces, they may be blocked by the angle of the other vehicle. She noted that the spaces on the drawing in the packet were not drawn to scale. The other comment was made by the Zoning Enforcement Officer regarding the handicap space; accurate measurements are not shown on the application documents.

In response to a question from Mr. Diminico, Ms. Bertotti said the applicant was informed of the required revisions earlier in the day.

Mr. Tomko stated the landowner will revise the plans and requested the application be approved with the condition that the revisions be made post approval.

In response to a question from Ms. Shanbaum, Ms. Bertotti said there is no minimum parking requirement in this district. The requirement is to provide the number of parking spaces necessary to adequately serve all businesses on the site.

In response to a question from Ms. Shanbaum, Mr. Tomko said this property has plenty of parking. In addition to what was shown on the plans, there is another location with 18 spaces, and yet another with between 120 and 125 spaces. The businesses include distribution centers and warehouse facilities, both of which require limited personnel. The third floor tenant is a custom electric company with four employees. Kinetic Hope, LLC will require between six and eight parking spaces.

Mike Houle, co-owner of Kinetic Hope, explained that his company provides personal and small group training. He works with four to six individuals at the most per session, resulting in seven to eight cars in the parking lot during the peak session time. Peak session time is between 6:00 and 9:00 a.m. and 5:00 and 8:00 p.m. In between those session times, one on one training sessions are held. There will not be a lot of traffic generated.

In response to a question from Mr. Diminico, Mr. Houle explained that programs for groups will be held two or three days per week with 15 to 18 sessions available throughout the week. He has purposely kept the numbers low.

In response to a question from Mr. Diminico, Ms. Bertotti said the Zoning Board of Appeals approved the variance on August 21, 2010.

The Acting Chairman closed the Public Hearing portion of the meeting at 7:22 p.m.

NOTICE: THE CASSETTE TAPE RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT. OFFICIAL TAPE NO. 1090