

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
JANUARY 18, 2012**

ROLL CALL:

Members Present: Joseph Diminico, Chairman
Eric Prause
Horace Brown, Acting Secretary

Alternates: John Chaput (sitting)

Absent: Kevin Dougan, Vice Chairman
Andy Kidd, Secretary
Susan Shanbaum
Anthony Petrone

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental Planner
and Wetlands Agent
Ginger MacHattie, Recording Secretary

The Chairman opened the Public Hearing at 7:00 p.m. The Acting Secretary read the legal notice for the application when the call was made.

53-71 SPENCER LLC – 53-71 Spencer Street – to allow storage and distribution of food at an existing Storage America facility – Special Exception (2011-139)

Mr. Harvey Miller spoke on behalf of the applicant, Storage America. He said he has been working with the Town to identify 40 parking spaces around the perimeter of the storage facility property to park cars. Between 18 and 20 parking spaces will be utilized by an ice cream vendor, which stores vehicles there. He said during the spring and summer, the vendor's employees come to the property to pick up trucks for delivery of ice cream to the surrounding area.

In response to a series of questions from Mr. Diminico, Mr. Miller said the vendor's trucks will take up 20 parking spaces during the peak season. There are 41 spaces earmarked on the plan provided to the Town. In 2005, there was no submission for outside vehicle parking so they were not identified at that time.

In response to a question from Mr. Brown, Mr. Miller explained that Storage America expanded its facility in 2005. Its former office has been leased to the ice cream business which uses that office and a storage unit. He said trucks deliver the ice cream on a daily basis and offload it into freezers. Drivers take the ice cream from the freezers to load the ice cream trucks, he said.

Mr. Oktan Marsaloglu, owner of the ice cream vending business, explained that deliveries are made once per day, and the delivery truck is not a tractor trailer type truck.

Mr. Brown asked if trucks deliver ice cream once per week from April to June, then twice per week through the summer and Mr. Marsaloglu answered in the affirmative.

Mr. Marsaloglu corrected his earlier statement; deliveries are made once per week, not once per day as previously stated.

In response to a question from Mr. Diminico, Mr. Marsaloglu said all the freezers are located in the office; none are located in the storage unit.

Mr. Brown said he was surprised that all of Mr. Marsaloglu's employees walk to and from work.

Mr. Marsaloglu explained that his employees are college students from Europe here on a J1 visa. He arranges for the students to stay at a nearby hotel and they walk to work. There are only two employees with vehicles. The students do not buy a car for a three month visit.

In response to a question from Mr. Diminico, Mr. Miller said there are seven or eight vans surrounding the office, and the other vans are strategically placed to ensure access. His client does not want the vehicles interfering with the main business of storage. There are specific parking spaces for the trucks and the number will not exceed what is currently there. If additional parking is required, Mr. Marsaloglu can rent other spaces on site, but vehicles will only be parked in designated parking spaces.

In response to a question from Mr. Prause, Mr. Miller said there will be no design changes beyond the parking spaces.

In response to a question from Mr. Chaput, Mr. Miller said the Fire Marshal has visited the property and all fire lanes are adequate.

In response to a question from Mr. Diminico, Mr. Miller said Storage America rents storage units and parking spaces. This application is to formalize existing practices.

Chairman Diminico asked if any member of the public would like to comment either in favor of or in opposition to this application. No member of the public came forward at this time.

Ms. Bertotti said Town staff has reviewed this application and there is one minor and technical comment that can be addressed as a modification.

In response to a question from Mr. Prause, Mr. Miller explained that Storage America does not view the ice cream vendor as a business but simply a tenant leasing space. He said the tenant is not distributing ice cream from this location and does not display any signs.

In response to a question from Mr. Brown, Mr. Miller said if the tenant had employees that were driving to work, Storage America would likely terminate them as a tenant. He said there is no place for employee parking.

Mr. Miller said this particular facility is lower and off the street. He said housing twenty ice cream trucks and an office could be unsightly elsewhere, but in this location there is minimal negative impact.

The chairman closed the Public Hearing portion of the meeting at 7:37 p.m.

NOTICE: THE CASSETTE TAPE RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 1143 & 1144