

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
July 6, 2015**

**ROLL CALL:**

Members Present: Andy Kidd, Acting Chair  
Horace Brown, Secretary  
Pat Kennedy (Sitting)

Absent: Eric Prause, Chair  
Michael Stebe  
Susan Shanbaum  
Julian Stoppelman  
Teresa Ike

Also Present: Mark Pellegrini, Director of Planning  
Renata Bertotti, Senior Planner  
Karen Logan, Recording Secretary

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

WEST MIDDLE TURNPIKE REALTY, LLC – Request a zone change from Residence B and Business III to Off Street Parking at 8 and 14 Middle Turnpike West. – Zone Change (2015-062)

Attorney Richard S. Conti spoke on behalf of West Middle Turnpike Realty, LLC. He said the zone change is requested because the Main Pub, an existing restaurant located at 304 Main Street, does not have sufficient parking and would like to rezone 8 and 14 Middle Turnpike West, demolish the existing 4-family homes and build a parking lot. Mr. Conti showed the map and described surrounding zoning; the subject properties are directly surrounded by Business III and Business II zones with the Design Overlay zone to the east and north, and Residence B to the west and south. In addition there are Residence C and Residence A zoned properties in the vicinity, he said. He described surrounding uses consisting of restaurant, retail, office, medical and residential uses.

Mr. Conti showed photographs of ingress and egress areas, current parking and the map showing the planned location of the parking lot. He indicated that if the zoning change is approved, he anticipated returning to the Commission with a detailed site plan for the proposed construction.

Mr. Kidd thanked Mr. Conti and asked if the Commission had any questions for the applicant. There were no questions from the Commission. Mr. Kidd asked if there were any questions or comments from staff.

Ms. Bertotti said this proposal is compatible with the Plan of Conservation and Development Community Corridor and Commercial Corridor. This property is directly on the boundary between these two areas and is compatible with the proposed off street parking zoning. There were no other comments from staff, Ms. Bertotti said.

Mr. Brown asked if Ms. Bertotti had looked at the seating capacity of the Main Pub and whether the increased number of parking spaces met the zoning requirements. Mr. Pellegrini stated that

staff had not looked at a floor plan for the Main Pub to determine the parking requirements at this time. He added that because the Main Pub is a non-conforming use as to parking, there is no need to meet the current parking requirements but the additional parking would reduce the non-conformity.

Mr. Kidd opened the hearing to public comments. There were no public comments. Mr. Kennedy moved to close the Public Hearing. Mr. Brown seconded and the motion passed unanimously.

The Chairman closed the public hearing at 7:25 p.m.

I certify these minutes were adopted on the following date:

August 17, 2015

Date

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Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN  
BE HEARD IN THE PLANNING DEPARTMENT.**