

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
DECEMBER 10, 2018**

ROLL CALL:

Members Present: Eric Prause, Chairman
Michael Stebe, Secretary
Jessica Scorso
Timothy Bergin
Patrick Kennedy

Alternates: Teresa Ike

Absent: Julian Stoppelman

Also Present: Gary Anderson, Director of Planning
Matthew Bordeaux, Senior Planner
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 9:35 P.M.

HILLIARD MILLS, LLC – Request a special exception under Art. II, Sec. 16.15.02 (l) for a banquet hall at 640 and 642 Hilliard Street and 370 Adams Street. – Special Exception (2018-086)

Mr. Kennedy questioned whether Mr. Bordeaux’s comment had been addressed adequately, which Mr. Bordeaux clarified. Mr. Kennedy pointed out that the plan contained a maximum occupancy of 275. He inquired whether there should be a specific condition for that to be enforced. Mr. Bordeaux confirmed that the plans show the maximum occupancy and the number of spaces shared for the use. Mr. Kennedy concluded that a condition would be redundant.

Special Exception (2018-086)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II, Sec. 16.15.02 (l) for a banquet hall at 640 and 642 Hilliard Street and 370 Adams Street, with the modifications as specified in staff memoranda from:

1. Raymond Myette, Jr., Design Engineer, dated November 2, 2018;
and
2. Matthew R. Bordeaux, Senior Planner, dated November 11, 2018.

Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity meets the special exception criteria.

Ms. Scorso stated she is in full support of this use. In her opinion, it is a great use and she is happy with the involvement and use in the area.

Mr. Stebe echoed Ms. Scorso's comments, stating that the applicant has done their due diligence. The ability to bring these mills back to life is a core piece of the 2020 Plan. Regarding neighborhood compatibility, according to Mr. Stebe, reusing the mill is compatible. He noted that he would be in favor of the applicant expanding this operation.

Mr. Prause reported that it is impressive to see that the occupancy list is up to 32 tenants. Overall, in his opinion, the banquet facility will be a very suitable location as there are good restrictions placed by the ZBA on the hours of operation.

JOSH LAFRANCE – Request a special exception per Art. II, Sec. 4.02.01 for conversion to a two-family home at 180 Porter Street. – Special Exception (2018-120)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II, Sec. 4.02.01 for conversion to a two-family home at 180 Porter Street. Mr. Bergin seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity meets the special exception criteria

Ms. Scorso noted she supports the conversion as there is adequate space on each side.

Mr. Prause concurred that the two-family use meets the character of the neighborhood and is the most appropriate use for the size of the home, which appears to be laid out as a two-family. He did not see any potential negative impact on property values.

KENNETH BOYNTON – Zone change from Rural Residence to Residence AA zone at 426 Wetherell Street. – Zone Change (2018-127)

Mr. Kennedy voiced his opinion that, even if the PZC denies the application, there could be a subdivision of the property. Many points discussed, i.e., drainage, etc., would have to be dealt with in a subdivision application and are not considerations for the zone change. He explained that if the applicant did a subdivision as an RR, there would not be the open space compared to the proposal. Insisting that this parcel remain Rural Residence, based on the surrounding area, would be odd, according to Mr. Kennedy, and the AA zone would fit in fairly well with more open space.

Mr. Stebe noted that, based on this very preliminary layout, there would be open space. A very large open space is the piece going north to Wetherell, he explained, which is not buildable without much expense anyway. In his opinion, the open space is not the hinge; it is the ability to sell the resulting properties to be built. Mr. Stebe addressed the difficulties that must be dealt with in the development plan.

Zone Change (2018-127)

MOTION: Mr. Kennedy moved to approve the zone change from Rural Residence to Residence AA zone at 426 Wetherell Street. Mr. Bergin seconded the motion. Mr. Kennedy, Mr. Bergin, Mr. Stebe, and Ms. Scorso voted in favor. Mr. Prause voted against the motion. The motion passed 4 to 1.

The reasons for the approval are that the proposed zone change will provide a transition of development densities between surrounding residential subdivisions and that it is consistent with the Plan of Conservation and Development, especially Growth Management Principle #1, Objective B4.

The zone change will be effective on December 28, 2018.

Mr. Prause stated he deems this a tough call. When considering increasing density, properties in the area must be considered. He suggested that if any other Commission member is tentative, he would not be opposed to tabling the motion until the next meeting.

Mr. Stebe acknowledged that there would be no additional information gained by tabling the matter.

ASSOCIATION OF MUSLIM COMMUNITY – Request a special exception under Art. II, Sec. 5.02.02 for a place of worship use at 35 Oak Street, 46 Cottage Street, and 50 Cottage Street. – Special Exception (2018-111)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II, Sec. 5.02.02 for a place of worship use at 35 Oak Street, 46 Cottage Street and 50 Cottage Street, with the modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer, dated October 30, 2018;

and to approve a waiver as provided by Art. IV, Sec. 9.03.13.

Mr. Bergin seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity meets the special exception criteria.

Ms. Scorso supported the application, stating that it is a great use of space, noting there is no adverse effect on traffic, parking would be adequate, and the location is appropriate.

Mr. Prause echoed Ms. Scorso's comments, stating it is encouraging that the applicant needs room to expand.

ELECTION OF OFFICERS

MOTION: Mr. Kennedy nominated Mr. Prause as Chairman. Mr. Stebe seconded the motion and all members voted in favor.

MOTION: Mr. Stebe nominated Mr. Kennedy as Vice Chairman. Ms. Scorso seconded the motion and all members voted in favor.

MOTION: Mr. Kennedy nominated Mr. Stebe as Secretary. Mr. Bergin seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

VANLOSE ENTERPRISES, LLC – Zone Change (2018-128) – Request a zone change from Residence A to General Business zone at 86 Oakland Street and 11 and 25 Edward Street.

LA IGLESIA DE DIOS, INC. – Special Exception (2018-129) – Request a special exception under Art. II, Sec. 6.02.04 for a place of worship use at 69 North Street and 65 North Street (a.k.a. 65-67 North Street).

MOTION: Mr. Kennedy moved to adjourn the business meeting. Mr. Stebe seconded the motion and all members voted in favor.

The Chairman closed the business meeting at 10:00 P.M.

I certify these minutes were adopted on the following date:

January 7, 2019 _____
Date

_____ _____
Eric Prause, Chairman

NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.