

**MINUTES OF THE PLANNING BOARD MEETING**  
**Monday, January 25, 2016**

Present:

Chairman Wagenbach	Ms. Mandelbaum
Vice Chair Anderson (AE)	Mr. Naidu
Mr. Kieser	Mr. Brinkerhoff
Ms. Balson Alvarez	Mr. Matias
Mr. Drummond	Mr. Zucker
Mr. Giangiulio	Clifford Gibbons, Board Attorney

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**Notice of Meeting**

Chairman Wagenbach called the meeting to order at 7:33 p.m. and stated that adequate notice of this meeting had been provided in accordance with the "Open Public Meetings Act."

The Chairman read the Open Public Meeting statement. The minutes of December 21, 2015 were unanimously approved with minor amendments on a motion by Mr. Kieser and a second by Ms. Mandelbaum. There were two abstentions on the approval the previous meetings minutes by Rick Matias and John Zucker. Chairman Wagenbach introduced the new Planning Board Secretary Gina Binetti. The new Planning Board members, Rick Matias and John Zucker were sworn in by Attorney Clifford Gibbons.

Appointment of Board Professionals

- a. Board Chair-Mr. Naidu nominated Mr. Wagenbach, was second by Mr. Drummond. Voting in favor-unanimous.
- b. Board Vice Chair-Mr. Wagenbach nominated Mr. Anderson, second by Ms. Mandelbaum. Vote in favor-unanimous.
- c. Board Engineer-Mr. Wagenbach nominated Andy Hipolit of Maser Consulting, second by Mr. Drummond. Voice vote-unanimous. Mr. Anderson (AE).
- d. City Planner-Mr. Wagenbach moved to appoint Burgis Associates (subject to contract), second by Ms. Mandelbaum. Voice vote-unanimous. Mr. Anderson (AE). The Board Planner was appointed up until its current contract with the City expires.
- e. Board Secretary-Mr. Wagenbach moved to appoint Ms. Binetti, second by Mr. Naidu. Voice vote-unanimous. Mr. Anderson (AE)
- f. Board Attorney-Mr. Wagenbach moved to appoint Clifford Gibbons, second by Ms. Mandelbaum. Voice vote-unanimous. Mr. Anderson (AE)

**Resolutions**

PB-13-2016 Kloud 9, LLC  
40 Park Avenue BL 4004 L 1  
Preliminary and Final Major site plan

Resolution of denial of modification of existing building to accommodate a daycare/boarding of animals.  
Unanimous among eligible voters. Mr. Anderson (AE)

**Public Hearing**

There were no public hearings scheduled.

**Discussion**

Councilman Robert Rubino presented a brief description of the Summit Park Line initiative. He referred to various goals in the 2006 Master Plan, and asked the Planning Board include this initiative in the 2016 Master Plan re-examination. Chairman Wagenbach commented as to his support of this idea.

Tony Somers of Burgis Associates presented the proposed alternatives to the following DRO definitions; a) Lot Coverage b) Impervious Coverage C) Retail Service. Ms. Mandelbaum had questions regarding the proposed Lot Coverage definition as it related to existing definitions within the DRO, specifically the definition of "Building". Mr. Naidu had questions regarding the definition of Lot Coverage in relation to temporary structures within the Lot and how it would relate to the overall coverage calculation. Discussions then progressed to the inclusion of the City Engineering Division as it relates to determining impervious cover or surfaces within a property. The definition of retail service facilities was discussed in regards to not including animal kennels or shelters other than potentially in the LI zone, but not in the B zone. Questions were raised as to how other municipalities were zoning this type of service. Also discussed were the specific distances that could be allowable from such a service to the boundary of an adjacent residential district. Burgis Associates to poll other neighboring towns in reference to their ordinances for acceptable distance of kennels to residential uses.

City Planner, Ed Snieckus presented the Preliminary Planning Study of the Broad Street Corridor. No questions were raised.

The meeting was adjourned at 9:56 p.m.

Respectfully submitted,

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Gina Binetti  
Planning Board Secretary