

MINUTES OF THE PLANNING BOARD MEETING
Monday, March 28, 2016

Present:

Chairman Wagenbach	Ms. Mandelbaum
Vice Chair Anderson	Mr. Naidu
Mr. Brinkerhoff	Ms. Balson Alvarez
Mr. Matias	Mr. Drummond
Mr. Zucker	Mr. Giangiulio
Clifford Gibbons	Mr. Keiser

Notice of Meeting

Chairman Wagenbach called the meeting to order at 7:30 p.m. and stated that adequate notice of this meeting had been provided in accordance with the "Open Public Meetings Act."

It was announced that the Wilson Field site plan would not be heard.

Minutes from the previous two meetings were discussed, revisions made and approved.

Resolution 16-239; 12 Kent Place Boulevard

The resolution pertaining to 12 Kent Place Boulevard was discussed. There were comments made regarding the procedural process of the Board being notified of who is parking in the approved spaces. It was agreed upon that the resolution would state that the Board is to be the enforcing authority however City staff would verify and act on its behalf because of the current configuration with the Class II member being City Hall staff. The Resolution was voted upon and approved.

Resolution 12-194; 4-6 Ashwood Avenue

The resolution pertaining to 4-6 Ashwood Avenue was discussed. Concerns regarding the elimination of the parking of vehicles on the site were raised and issues regarding the language in the resolution relating to the subdivision of the lots were discussed. It was agreed upon that the language of the resolution would be changed to reflect the clear motive of the Board to enforce the elimination of the parking on the site. The Resolution was voted upon and approved.

DRO Language Modifications

Burgis Associates began by presenting the proposed changes to the definition of Kennel. The Board discussed the use of the words daycare and overnight boarding in the modified definition. In addition the Board discussed the type of retail services that would be offered in a potential place of business that would fall within the Kennel definition. Comments from a member of the public were heard and noted. The Board also discussed noise concerns in the downtown in relation to a potential businesses and how the exterior of the property would be protected or screened. The discussion progressed to touch upon the location within the zone and the potential distance to residential zones within the City.

As there were members of the public in attendance regarding the Master Plan discussion, Chairman Wagenbach announced that the Board's consultant had prepared a project description and outline. Members of the public were encouraged to volunteer for sub-committees that are to be formed and those interested are to provide their contact information to the Board via the City's website. Two members of the public were heard and noted.

The proposed change to the Lot Coverage definition was then discussed and its impact to temporary structures. The scenarios of party tents, construction related equipment and other temporary items were addressed. Patio and driveway materials were also discussed and how they relate to the Lot Coverage definition and the Impervious Coverage definition. It was noted that the two are very closely related and should move forward together. The

topic of instituting a specific percentage or quantity to describe the impermeability of a surface was discussed and agreed upon that it would not be feasible in the definition.

All three changes were voted upon separately and approved.

The Board then entered into closed executive session to discuss the pending litigation regarding Affordable Housing. Upon re-entering the open session the Planning Board meeting was adjourned.

Respectfully submitted,

Rick Matias
Planning Board Class II Member