

Minutes of the Planning Commission

Meeting Date: August 19, 2013 Called To Order At: 6:29 pm

PC Members	Present	Absent	Recused	Observed
Chris Dermody, Chair	x			
Jeff Bean	x			
David Barber	x			
Peter Ford	x			
Ryan Doyle	x			
Staci Callan	x			
Tom Murphy	x			

A. WELCOME NEW ZONING ADMINISTRATOR

Chris Dermody welcomed the new Zoning Administrator, Michelle Boudreau, on board.

B. DESIGN ADVISORY SEGMENT

- 1. No applications**
- 2. Questions and input for Zoning Administrator** – there were no questions for the ZA at this time.

C. PLANNING SEGMENT

1. Discuss Rezoning request for 5 Spruce Street. Chip Sawyer presented the request for 5 Spruce Street and explained the procedure for rezoning. The \$500 fee that is charged for a rezoning request was discussed. Mr. Arsenault, owner of 5 Spruce Street, has no problem with paying the fee. He stated that he will not tear down the structure until he knows for sure if the property will be rezoned. Mr. Arsenault then explained what he is looking to do with the property if the request/rezone goes through. Jeff Bean read into record the potential impact it would have on the neighborhood if the zoning request passes:

- Delivery trucks continuing north on Spruce Street in residential neighborhoods
- Due to lack of parking, vehicles presently parking on sidewalk, in front of residences, even where there are no parking signs posted, parking on west/east sides of Spruce a problem
- Trash origination from Beverage Mart not being picked up
- Sandwich board sign placed in center of Lake St sidewalk blocking pedestrian flow
- Noise emitted from loudspeaker announcing people’s orders
- Odors of stale beer from current redemption center

Potential new concerns:

- Additional delivery truck traffic, additional parking and vehicle infiltration onto Spruce St, additional trash, additional noise and odors.
- Potential unsightly development further depreciating adjoining residences.

Potential improvements and/or added info requested

- Change one-way traffic direction on Spruce St. to eliminate trucks from entering
- Develop and provide a site plan to show how parking will be accommodated, the proposed structure will be sited, both noise and odors will be minimized and buffered from adjoining residences and how trash will be cleaned up
- Provide written assurances through some sort of conditional use agreement that addresses these concerns that does not allow for a continuation, similar to a liquor license, without a recourse if not held to the same acceptable level if a zoning change is agreed upon.

Peter Garceau, Cross Consulting, presented the potential site plan if 5 Spruce Street was rezoned. Parking was discussed. Mr. Arsenault then addressed some of Mr. Bean's bullet points – discussion. Chris Dermody brought the board back together to refocus. Peter Ford discussed 2 family dwelling and if we are eliminating this building for the expansion of a business. It was explained that this building was not salvageable. He did speak with the neighbor at 7 Spruce Street about the demolition and he stated that the Mrs. Miller (owner) was all for the demolition of the building. Ryan D asked the Planning Director if we could consider other changes in the area to which the PD explained that yes we could. Tom M asked for clarification on the flow of traffic and there was further discussion on one way streets. Jeff B stated that he has no opposition to rezone but doesn't want the business going into the LDR. Peter F does not feel it's a good fit. Ryan D thinks it makes sense. David B has a concern with spot changes and also feels there is an inconsistency with the DRB. The meeting immediately turned negative and the chair took a 5 minute recess at 7:13pm.

The board reconvened at 7:18pm. Chris reminded the board that this was a discussion only and to focus on the rezone of 5 Spruce Street only. It was decided that the next meeting and public hearing would be on September 10th at 5:30pm. Jeff B talked about his concerns/bullet points and why that can't be addressed – discussion. David B stated that we have been accused twice of being anti-business – he feels that's in the high 90's for an approval rating. Jeff B feels the process is broken to which the Chip Sawyer apologized if he felt dissatisfied and stated that this meeting was not the place to address his bullets.

The discussion of the rezoning closed at 7:36pm and was tabled to September 10th.

2. Discuss application for 2014 MPG. Chip Sawyer stated that they would like to design a housing study with the Municipal Planning Grant \$. Peter Ford moved to approve the request, Staci Callan second with all in favor.

3. Discuss priorities and schedule for Zoning re-write project. Greta Brunswick from NRPC and Chip Sawyer presented the schedule and priorities for the re-write. Re-organize zoning, look at the zoning districts and review the bucket list were some of the topics that the board would like to look at. It was discussed that a Saturday morning meeting is necessary – October 26th from 9am-12pm was set in place.

D. OTHER BUSINESS

1. Approval of Minutes – Ryan Doyle made the motion to approve the June 24 minutes, with changes, David Barber second with all in favor. Ryan Doyle made the motion to approve the July 1 minutes, with changes, David Barber second with all in favor. Peter Ford made the motion to approve the July 22 minutes, with changes, Ryan Doyle second with all in favor.

Peter Ford made the motion to adjourn the meeting, Staci Callan second with all in favor. The meeting adjourned at 8:34pm.

Respectfully submitted, Michelle Boudreau, minute taker.