

**Minutes of the Planning Commission**

Meeting Date: September 10, 2013    Called To Order At:

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. PUBLIC HEARING SEGMENT**

**1. Hearing on re-zoning 5 Spruce Street from Low Density Residential to B-1 Central Business District.**

Chip Sawyer, Director of Planning & Development presented and explained the request of the re-zoning. He also stated that this parcel would be part of the DR2 – Downtown Expansion of the Downtown Review District. Dawn Miller, 7 Spruce Street and a neighbor to 5 Spruce Street, complained of the noise, odor, traffic, trash and feels the value of her property has decreased. Jeff B asked if noise and odor could be governed – Chip S addressed and said that the applicant would need to be in compliance. David B – were abutters notified to which staff answered no as it is not a state statute that abutters be notified. Pat Cross, Cross Consulting Engineers, showed the site plan for 5 Spruce Street to become part of the Beverage Mart. Ryan D asked for clarification of the boundary lines. Tom M stated that Beverage Mart abuts half of 7 Spruce Street. Jeff B addressed Dawn Miller and discussed her concerns. Ms. Miller stated that some of her concerns had been taken care of Ross (owner of Beverage Mart) and some haven't. David B asked for clarification – did Ross contact Ms. Miller regarding the demolition of 5 Spruce St? Ms. Miller stated that yes he had. Tom M asked if conditions could be put part of the re-zoning and he made the comment that he does not have a problem with the re-zoning but does have a problem with it affecting families. Ms. Miller understands what Ross wants to do but does feel it will affect her home and family. It was noted that all concerns regarding the rezoning are at a DRB level and at some point the site plan and changes will come to the DAB for review. Jeff B made one last comment stating that this rezoning adversely affects the quality life, etc. of people in this area. With no further comment this public hearing closed at 6:12pm.

**2. Planning Commission discussion and vote on proposed zoning revisions.**

Ryan Doyle made the motion to rezone 5 Spruce Street from Low Density Residential to the Business 1 District and to the DR 2 – Downtown Expansion of the Downtown Review District. Stacie Callan second. No further discussion. The vote passed 4-2 with Jeff Bean and David Barber being the descending votes.

**B. ZONING RE-WRITE PROJECT**

**1. Public discussion on City zoning districts in the current Land Development Regulations and possible revisions.**

Greta Brunswick from NRPC went over the Zoning and Design Review Districts and the zoning map. There was a discussion on the purpose of the zones and why some parcels are in multiple districts. Discussion of Section 306 specifically the dimensions and should they be changed and a discussion on GIS data.

On a side note – David Barber handed out an example of how you break up a façade that is at least 100’ long.

**C. OTHER BUSINESS**

- 1. Approval of Minutes** – there were no minutes to approve.
- 2. Other** – Chip Sawyer discussed the discontinuance of Houghton Street, along with a handout, and discussed the proposed change with the board. September 30<sup>th</sup> there will be public comments on the proposal. The FDA wants Mylan to have a contiguous site and the only way they can do that is if they close off the middle section of Houghton Street. Jeff B stated he has concerns about getting to the south side of town.

Jeff B asked to discuss train whistles and noise but because of time restraints these items never get discussed. Noise will be put on the next agenda.

**D. PUBLIC COMMENT**

Dawn Miller made the comment that when it was time for her to put up a handicapped ramp and deck for her husband she went through the correct process. Permits and DRB. She feels that Ross (Beverage Mart) isn’t being made to hold accountable for his site and it is now impeding on her family life.

David B made the motion to close the meeting at 7:30pm, Ryan D second with all in favor.

Respectfully submitted, Michelle Boudreau, minute taker.