

PLANNING & ZONING COMMISSION  
Special Meeting  
July 15, 2009

The Planning & Zoning Commission held a special meeting on Wednesday, July 15, 2009. Acting Chairman James Sinclair called the meeting to order at 1:03 o'clock, p.m.

The following Councilpersons were present, viz:

James Sinclair

Francis Kenefick

Alternates:

Paul Chaplinsky

Steve Kalkowski

Ex-officio members present were as follows, viz:

Mary F. Savage, Town Planner

Anthony J. Tranquillo, Director of Public Works/Town Engineer

Mark J. Sciota, Deputy Town Manager/Town Attorney

John Weichsel, Town Manager

Absent: Commissioners: Patrick Saucier, Kelly DelDebbio, Michael DelSanto, Dawn Miceli and Zaya Oshana, Chairman

Alternates: Lisa Conroy and Dennis Vachon

The Chair seated Mr. Chaplinsky and Mr. Kalkowski. A quorum was determined.

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

STENOGRAPHER'S NOTE: Meeting Minutes are now done in the summary style. You may refer to an audio tape or video tape for further details.

**JAMES SINCLAIR, Acting Chair, presiding:**

**A. Landmark Properties, LLC,** floodplain filling application and site plan application for proposed building and related parking, 148 Center Street (FF #216/SPR #1554).

Stephen Giudice, representing the applicant, thanked all involved for the special meeting. The applicant is proposing modifications to the parking area and the proposed building. The architectural had been submitted regarding the proposed building keeping with the theme of the Renaissance theme.

We did receive a waiver from the Parking Authority and a favorable recommendation from the Conservation Commission for the floodplain modifications. We are not proposing any floodplain filling but actually floodplain excavation for creation.

We received staff comments and made revisions to the plans incorporating their final comments.

Floodplain compensation was discussed.

Siding is vinyl with a cedar shake look. Explained columns and dormer treatments to add to the building.

Mr. Chaplinsky commented there is no negative impact to the existing building to the east as far as the excavation. Mr. Giudice said the site is designed to function with both buildings.

Discussion.

Attorney Sciota added for the record this is going to be municipal parking and this is going to be one piece of the puzzle with ingress and egress. The Parking Authority assigned five spaces for short term parking.

Ms. Savage stated as with regard to the FF #216; the application is ready for action with the Conservation Commission requesting two stipulations which staff supports:

- Move the dumpster out of the floodplain and
- Provide additional plantings along the top of the slope adjacent to the excavation.

Mr. Kenefick made a motion to approve with stipulations noted. Mr. Chaplinsky seconded. Motion passed 4 to 0 on a roll call vote.

Ms. Savage noted as to SPR #1554; the application is ready for action. Staff would recommend two stipulations:

- All streetscape and public improvements must follow the Renaissance theme and
- All easements, right to drain, right to grade must be filed on the land records prior to CO.

Mr. Kenefick made a motion to approve with the stipulations noted. M. Chaplinsky seconded. Motion passed 4 to 0 on a roll call vote.

Mr. Kenefick made a motion to adjourn. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 1:11 o'clock, p.m.)