

**TO: Robert Hammersley, Chairman Planning & Zoning Commission  
Maryellen Edwards, Town Planner**

**FROM: Louis A. Perillo III, Economic Development Director**

**RE: 144 Pine Street**

**DATE: September 14, 2021**

Pursuant to your request at the previous P&Z Commission meeting held on September 7, 2021, we have reviewed the above-referenced property. The current owner (CRA Properties, LLC) of the property desires to change the zone from I-1 to R20/25.

Approval of this request may lead to some concerns for adjacent I-1 property uses of 389 Marion Avenue and 154 Pine Street as well as unintended consequences. We have at times, received complaints from residences when conforming industrial businesses use their business accordingly.

Additional concerns include uses that might be allowed in an R20-25 zone if assembled.

The applicant, CRA Properties, LLC, from 144 Pine Street contends that it may want to remove the building and have it replaced with new home. However, if the property is sold, the new owner may have another use other than intended. It is my understanding that the PZC cannot stipulate conditions on the zone change.

Being understanding to the applicant, and as a potential remedy, CRA Properties, LLC, has the ability to make application to the Zoning Board of Appeals for a nonconforming use modification. It may wish to construct a new single family house and ZBA may be amenable. Additionally, your Commission may provide a letter of support for the owner in that replacement of a 1930's depreciated structure appears reasonable without modification of a zone.

An alternate strategy might be to allow an R20/25 expansion for the portion of the property to include the home and allow the northern portion at 144 Pine Street to remain as I-1 so as it may be connected to the property to the east so as to not isolate Harwood at 154 Pine Street. However, this may not be the ideal situation for I-1 uses.