

PLANNING AND ZONING COMMISSION ACTION MINUTES

February 26, 2015

AUDITORIUM
7:00 P.M

Approval of minutes: 1/8/15, 1/15/15, 1/22/15 - Approved

II PUBLIC HEARING

1. **1365 Post Road East:** *(The following application will be opened and continued to 3/5/15. No testimony will be taken at this hearing)* Appl. #15-002 by Capfor Westport, LLC for property owned by Capfor Westport, LLC for a Site Plan approval to replace second floor residential space with retail educational use with an “other” parking standard and to construct eight (8) new parking spaces, for property located in a GBD zone, PID #G09104000.

Action: Hearing opened and continued to 3/5/15. No testimony was taken

2. **24 & 26 Owenoke Park:** *(The following application was opened and continued from 2/12/15 and it will be further continued to 3/12/15. No testimony was taken)* Appl. #14-056 by Barr Associates, LLC for property owned by Keith and Kate Melnick for a CAM Site Plan approval for a new house for property located in Residence A zone, PID #C03023000 and #C03024000.

Action: Hearing opened and continued to 3/12/15. No testimony was taken

3. **29 Compo Beach Road:** Appl. #14-062 by Juan P. Paredes/LANDTECH for property owned by Garrett Wilson for a CAM Site Plan approval for a new single family dwelling for property located in a Residence A zone, PID #D03011000.

Seated: Chip Stephens, Jack Whittle, Al Gratrix, Catherine Walsh, Andra Vebell, David Lessing, Alan Hodge

Action: Approved

Vote: 6 – 1 {Stephens, Walsh, Whittle, Gratrix, Lessing, Hodge} in favor {Vebell} opposed

4. **2 Rodgers Way:** Appl. #14-063 by 2 Rodgers Way, LLC for property owned by 2 Rodgers Way, LLC for a Special Permit for Excavation and Fill for property located in a Residence AAA zone, PID #F14088000.

Seated: Chip Stephens, Jack Whittle, Al Gratrix, Catherine Walsh, Andra Vebell, David Lessing, Alan Hodge

Action: Hearing closed, no decision

5. **Amendment #685:** Appl. #14-060 by the Planning and Zoning Commission for a text amendment to the zoning regulations to modify §45-3 (Zoning Permit) to require that a zoning permit be obtained prior to occupancy of a commercial building.

Seated: Chip Stephens, Jack Whittle, Al Gratrix, Catherine Walsh, Andra Vebell, David Lessing, Alan Hodge

Action: Hearing opened and continued to 4/9/15. Testimony was taken

6. **Amendment #686:** *(The following application was opened and continued from 1/22/15. Testimony was taken)* Appl. #14-061 by the Planning and Zoning Commission for a text amendment to the zoning regulations to modify §5-2 Definitions to add “*Personal Service Uses: Personal services uses shall include: hair salons, barber shops, nail salons, cosmetology, tattoo parlors, day spas, tanning salons and similar uses*” and to add “*Fitness Centers and Gyms: Fitness Centers and Gyms shall include any facilities where physical training or exercise is conducted.*”, §22-2 Permitted Uses in RORD Zones to add Personal Service Uses, Fitness Centers and Gyms, §23-2 Permitted Uses in RBD Zones to add Personal Service Uses, Fitness Centers and Gyms, §24-2 Permitted Uses in GBD Zones to add Personal Service Uses, Fitness Centers and Gyms, §24A-2 Permitted Uses in GBD/S Zones to add Personal Service Uses, Fitness Centers and Gyms, §28-2 Permitted Uses in BPD Zones to add Personal Service Uses, Fitness Centers and Gyms, §29-2 Permitted Uses in BCD Zones to add Personal Service Uses, Fitness Centers and Gyms, §29A-2 Permitted Uses in BCD/H Zones to add Personal Service Uses, Fitness Centers and Gyms, §30-2 Permitted Uses in HDD Zones to add Personal Service Uses, Fitness Centers and Gyms, to add (New) §31-15 Uses requiring more than 20 Parking Spaces to be limited to a Collector Street, an Arterial Street or a Four Lane Arterial Street as specified in the Plan of Conservation and Development, to modify §34-5 Off Street Parking & Loading to change Managed Residential Community from 0.75 parking spaces per unit to 1.0 parking spaces per unit, to modify Places of Worship & Theaters to include lobbies and vestibules and to include all interior areas without deductions for stages, bemas, alters, choirs and similar spaces, to add parking for Personal Service Uses at 1 space per 165 square feet, to add parking for Fitness Centers & Gyms at 1 space per 165 square feet except areas where classes are held for more than 5 people to be parked at 1 space per 100 square feet and to make the “Other” parking standard subject to Site Plan and Special Permit approval, to modify §34-8 Joint Parking to make it subject to Site Plan and Special Permit approval, to modify §34-11.12 Reserved Future Parking to make it subject to Site Plan and Special Permit approval and to add to §44-5.3 Circulation & Parking to insure that parking areas are designed to conform to the fire code as confirmed in writing by the Fire Marshall.

Action: Withdrawn by applicant

II WORK SESSION

(The following items will be discussed and voted on as time permits. The public may observe the work session but not participate).

Old Business

- 1. Other Items**
 - a) **15 Turkey Hill Road South**, Planning and Zoning Resolution #11-056, request for release of bond for pins and monuments – **Bond released**
 - b) **245 Post Road East**, Planning and Zoning Resolution #12-051, request for release of bond – Bond reduced
- 2. New Business**
- 3. Sub Committee Reports**