



Planning Commission

Recessed Session

January 16, 2007

7:30 P.M.

(following public hearing)

At approximately 7:08 p.m., in Town Council Chambers, Chairman Tom Bonadeo called to order the Recessed Session of the Planning Commission. In addition to Chairman Bonadeo, present were Commissioners Cobb, Natali and Burge. Also present were Town Manager Tim Krawczel, Town Planner Jason Pruitt, Town Clerk Joy Pelletier, Mayor Dora Sullivan, several members of Town Council and two members of the public.

Business

A. *Conditional Use Permit Application – 209 Mason Avenue*

Motion made by Joan Natali, seconded by Cela Burge and unanimously approved to forward with recommendation of approval to Town Council (rev. 02-06-07) **the Conditional Use Permit Application on 209 Mason Ave as modified with the condition that the parking area behind 209 Mason Avenue be constructed from a pervious surface to Town Council with recommended approval.** (rev. 02-06-07)

During the discussion, Cela Burge asked Mr. Pruitt to review the ~~modification~~ condition (rev. 02-06-07) to the application. The ~~modification~~ condition (rev. 02-06-07) was that the parking area behind 209 Mason Avenue be constructed from a pervious surface. Chairman Bonadeo explained the concern was storm water run-off.

Cela Burge also mentioned, based on the Zoning Ordinance, parking should not be required for the first floor commercial uses, and the seven on-site and four adjacent off-site spaces meet the parking requirement for the residential units.

Jim Alberts was asked to make comment concerning any changes to the rear design or the small building behind the main structure. Mr. Alberts explained the State Tax Credits from the State Preservation had indicated the small rear structure could not be removed until there was occupancy in the building. He further remarked he had no use for the small building which was in severe disrepair, but asked to have it remain until the Certificate of Occupancy was in place in order for him to comply with the State Preservation requirements.

Motion made by Joan Natali, seconded by Cela Burge and unanimously approved to take a short recess.

Motion made by Joan Natali, seconded by Cela Burge and unanimously approved to return to the recessed meeting at approximately 7:30p.m.

B. *Master Tree Plan and Tree Conservation and Preservation Ordinance*

Chairman Bonadeo suggested process could be handled in two phases. The first phase would be to make the final modifications to the proposed plan and present it to Council for approval. The second phase would be to modify the zoning ordinance to enforce the plan. He mentioned as this was a controversial topic for many residents, the plan and ordinance needed to be worded in a positive manner.

The plan was discussed with several changes suggested. Several areas clarified were: tree canopy and numbers of trees per lot, the types of trees recommended for residential lots, the difference between trees and shrubs and which shrubs may be mistaken for trees, invasive species of trees/shrubs, having funds set aside in Capital Improvements, streetscape trees and definitions.

Cela Burge offered to edit the document per the discussion and bring the new proposed document to the February Planning Commission meeting.

Motion made by Joan Natali, seconded by Eileen Cobb and unanimously approved to adjourn the Recessed Session of the Planning Commission.

Chairman

Town Clerk