



Planning Commission

Work Session

May 1, 2007

6:00 P.M.

At approximately 6:00 p.m. in Town Council Chambers Chairman Tom Bonadeo called to order the Work Session of the Planning Commission. In addition to Chairman Bonadeo, present were Commissioners Natali, Kuttler, Davis and Cobb. Cela Burge arrived just after role call. Also present were Town Planner Jason Pruitt, Town Clerk Joy Pelletier and approximately six members of the public.

Business

Chairman Bonadeo opened the meeting by asking Mr. Pruitt to review the revisions to the harbor district zone.

After reviewing the most recent changes, building heights and view shed were discussed. Several items were debated, such as what constituted a block and whether heights would/should relate to a block, minimum height and maximum height restrictions and that jagged skylines were preferred.

Commissioner Davis opened discussion for density. It was discussed that Conditional Use Permits would control the number of apartments allowed, therefore controlling density. Chairman Bonadeo also mentioned parking restrictions may be a means of controlling density.

Commissioner Davis pointed out how difficult it might be to determine the ideal number of units and what the impact to traffic and/or the beach might be.

Commissioner Kuttler indicated if the railroad, STIP and Bay Shore Concrete were all sold to Developers there would be a huge impact on growth and density. He suggested the Comprehensive Plan should state the distinctive atmosphere of the Town. For instance, if the Planners wanted a small town feeling, it should be reflected in the Comprehensive Plan.

Discussion was held over having the units render the impression of 1st floor commercial, although for a short period of time, residential might be allowed on the first floor. There was debate over the current level of commercial space and the struggle of survival of retail in the current environment.

The impact of Timeshare rentals was questioned.

At approximately 7:30 p.m.:

Motion made by Karen Davis, seconded by Joan Natali and unanimously approved to adjourn the Work Session of the Planning Commission.

Chairman

Town Clerk