

April 23, 2009

Planning Commission

- Site modification for Cutter's Creek
- Kirby Date Greenspace Proposal and Planned Unit Residential Development (PURD) Analysis
- Discussion: Adult Entertainment Businesses

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Dennis Fiorelli, Martin Gallito, Mary Doria Russell and Ron Sabransky. Also present: Paul Kowalczyk, Building Commissioner and A. Calisto Caminati, Jr., Economic Development Director.

Site modification for Cutter's Creek – Chairman Goddard stated that the site modification for Cutter's Creek is a minor re-subdivision and no public hearing is required. Mr. Kowalczyk stated that four parcels will be consolidated and split into three parcels. There will now be 46 units instead of 48 for the Cutter's Creek site. There is a minimum 10 foot separation between the units per the PURD regulations. Mario DiPadova of United Builders LLC stated that the proposed modification would allow the houses to be spread out more and there will be more green space. The reason for reducing the number of units is because the majority of buyers prefer to have a sunroom built. Out of the 25 units built 20 have sunrooms. Sunrooms could not be built at the rear of the homes on these parcels because of an existing sanitary sewer. By building duplexes and singles on the parcels instead of triplexes there will now be room to build sunrooms at the sides of the houses. After some discussion, Chairman Goddard made a motion to approve the lot split /consolidation; a minor re-subdivision within Cutters Creek, to re-subdivide four [4] existing parcels into three [3] parcels: S/L 34, 35, 36, and 37 into Parcel A1, B1, and C1, also S/L 40, 41, 42, and 43 into Parcel A2, B2, and C2. Seconded by Mr. Gallito. All ayes. Motion approved. (5-0-0)

Mr. Caminati discussed the PURD analysis by Kirby Date and stated that the "green space" proposal will be discussed at the next meeting.

Chairman Goddard edited the draft that was previously submitted by Ms. Russell regarding the considerations for deciding on concentrated zoning for Adult Entertainment Businesses (AEBs). Mr. Fiorelli submitted the draft of the "whereas" statements as part of the amendment to the Planning and Zoning Code in regards to AEBs, as recommended by Professor Alan Weinstein. The commissioners will read both drafts and be prepared to comment on them at the next meeting.

Chairman Goddard made a motion to approve the minutes of March 26, 2009. Seconded by Ms. Russell. All ayes. Minutes approved. (5-0-0)

Chairman Goddard made a motion to adjourn the meeting. Seconded by Mr. Sabransky. All ayes. The meeting adjourned at 8:10 P.M.

Arthur Goddard, Chairman

Date

Barbara Latini, Recording Secretary