

**Planning and Zoning Commission
MINUTES
Regular Meeting
February 11th, 2020**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304
Council Chambers**

PRESENT: J. Bartiss-Earley, G. Petit, A. Sarra, M. Weimer, W. Ricci, P. Saucier

STAFF: Garrett Daigle, Town Planner

ALTERNATES: J. Ramia

ABSENT: W. Davison (excused)

I. ROLL CALL

A motion was made by: W. Ricci to allow J. Ramia to sit in as temporary secretary.

Seconded: A. Sarra

All in Favor 7-0 Motion Passes

There was a quorum.

II. PUBLIC HEARING:

1. PZ 11/19 #36 – Special Exception – Americold – allow building height over allowed maximum provided mean height does not exceed maximum height at 0 Northwest Drive (MBL 08-A-34) in an RI Zone. (public hearing must close by 2/18/20)

Charles Croce, the civil engineer of the site plan, presented the site plan to the commission. Americold is proposing to construct a 252,115 square foot building on Northwest Drive. The building will consist of refrigerated storage of food products and loading and unloading of refrigerated trailers.

Tom Golarz, Colliers International, presented on the requested increase in building height, citing reduced energy needs and conservation of land.

The IWWC has approved the plan for impacts in the upland review area, staff and the Town Engineer have submitted comments to the engineers and are currently being addressed.

III. UNFINISHED BUSINESS

1. PZ 11/19 #36 – Special Exception – Americold – allow building height over allowed maximum provided mean height does not exceed maximum height at 0 Northwest Drive (MBL 08-A-34) in an RI Zone.

M. Weimer left the meeting at 7:50 PM

A motion was made by: A. Sarra to approve a Special Exception for 3 attached signs for application PZ 11/19 #36 for Americold at 0 Northwest Drive (MBL 08-A-34)

Seconded by: P. Saucier

All in Favor 6-0 Motion Passes

A motion was made by: A. Sarra to approve a Special Exception for building height in excess of the allowed height, with a mean height of 97' for PZ 11/19 #36 for Americold at 0 Northwest Drive (MBL 08-A-34) as shown on Plan titled Apollo North Project in an RI Zone **Seconded by: W. Ricci**

All in Favor 6-0 Motion Passes

IV. NEW BUSINESS:

1.PZ 01/20 #02 – Site Plan Modification – Americold – Construct 252,115 square foot building

Presentation was made during the Public Hearing.

A motion was made by: A. Sarra to approve a site plan modification for a 252,115 square foot refrigerate warehouse with associated site improvements for Americold at 0 Northwest Drive (MBL 08-A-34) as shown on Plan titled Apollo North Project in an RI Zone

Seconded by: P. Saucier

All in Favor 6-0 Motion Passes

V. BILLS AND COMMUNICATIONS:

1. CFPZA Quarterly Newsletter Winter 2020 Volume XXIV, Issue 1 2. CFPZA Annual Meeting

VI. MINUTES:

A motion was made by: A. Sarra to approve the meeting Minutes of January 14th, 2020 Regular Meeting with changes.

Seconded by: P. Saucier

All in Favor 6-0 Motion Passes

VII. REPORTS:

Garrett Daigle, Town Planner, went over recent reports.

An applicant is looking to make a Zone change on Roseleah Avenue. A map of the area was presented to the commission.

VIII. ADJOURNMENT:

Motion to adjourn by: A. Sarra

Seconded by: P. Saucier

All in Favor 6-0

Motion Passes

Meeting adjourned at 8:28 P.M

Respectfully Submitted.

Amber Viteri

Amber Viteri

Recording Secretary