

**Planning and Zoning Commission
MINUTES
Regular Meeting
December 10th, 2019**

**REGULAR MEETING AT 7:30 P.M.
CENTER**

MUNICIPAL

**ROOM 304
Council Chambers**

PRESENT: J. Bartiss-Earley, M. Weimer, W. Davison

STAFF: Garrett Daigle, Town Planner

ALTERNATES: J. Ramia

ABSENT: A. Sarra (excused), P. Saucer (excused), G. Petit (excused)

I. ROLL CALL

A motion was made by: **W. Davison** for J. Ramia to sit in as alternate

Seconded: **M. Weimer**

All in Favor 4-0 Motion Passes

There was a quorum.

II. PUBLIC HEARING:

M. Weimer read the public notice.

1. **PZ 10/19 #32 – Text Amendment – Metro Realty** – allow flexible building height in commercial and industrial zones by SE. (Public Hearing must close by 1/14/20)

Jeff Sager, realtor and representative of Metro Realty,, spoke in detail of the proposed text amendment.

The proposed text amendment would allow flexibility in construction of commercial and industrial properties, allowing portions of buildings to protrude higher than presently allowed, provided the mean height of the building does not extend beyond the maximum allowed height and no single projection is greater than 125%-150% of the maximum height in the subject zone. The height would also be linked to a special exception approval and submittal of an elevation drawing. The percentage is given as a range for the commission to determine what is acceptable.

III. UNFINISHED BUSINESS

1. **PZ 10/19 #32 – Text Amendment – Metro Realty** – allow flexible building height in commercial and industrial zones by SE.

A motion was made by: J. Ramia to approve a text amendment for Metro Realty for mean building height in commercial and industrial zones.

Seconded by: W. Davison

All in Favor 4-0

Motion Passes

IV. NEW BUSINESS:

1. **PZ 11/19 #34 & #35 – Special Exception and Site Plan Modification – CT Motor Cars** – Construct addition to existing special exception use at 90 Town Line road in a GI Zone (Public hearing must open by 2/13/20 staff recommends 1/16/20)

A motion was made by: M. Weimer to set a public hearing for (January 14th, 2020) for PZ 11/19 #34 for CT Motor Cars for an expansion of a special exception use at 90 Town Line Road in an RI Zone.

Seconded by: J. Ramia

All in Favor 4-0

Motion Passes

2. **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 open by 2/13/20 staff recommends 1/16/20)

A motion was made by: M. Weimer to set a public hearing for (January 14th, 2020) for PZ 11/19 #36 for Americold for a portion of a building to project above the maximum allowed height at 0 Northwest Drive in an RI Zone

Seconded by: W. Davison

All in Favor 4-0

Motion Passes

V. BILLS AND COMMUNICATIONS:

1. **Zoning Practice Issue Number 11 Sign Regulation – November 2019**

VI. MINUTES:

A motion was made by: W. Davison to approve the meeting Minutes of November 12th, 2019 Regular Meeting with changes.

Seconded by: M. Weimer

All in Favor 4 to 0

Motion Passes

VII. REPORTS:

Garrett Daigle, Town Planner, went over recent reports.

VIII. ADJOURNMENT:

Motion to adjourn by: M. Weimer

Seconded by: J. Ramia

All in Favor 4 to 0

Motion Passes

Meeting adjourned at 7: 58PM

Respectfully Submitted.

Amber Viteri

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Recording Secretary