

Planning Commission Meeting

Wednesday, November 2, 2022

Present: Susan Trentham, Bill Staker, George Still (Vice Chair), Lee Adams, Dan Malloy, Trudy Carter, Rick Webster (Chair), Rob Bernstine (staff), Tonya Lockwood (staff)

Absent:

Chair Rick Webster called the meeting to order at 6:30 pm , followed by the pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

October 5, 2022

Motion: George Still made a motion, seconded by Bill Staker to accept the minutes from October 5, 2022. All in favor, motion carried. Dan M., Rick W. and Trudy C., abstained.

Action Items:

File 2022-076 – 605 Second Street – Roof Replacement (Shingle for Shingle)

Two staff from G. Fedale were here to discuss the project. Partial roof replacement, shingle for shingle. May take about a week to replace, as they will be working around business hours. The sign that is being removed cannot go back up, unless replaced at the time of the roof replacement. Application states the sign will not be replaced.

Motion: Bill Staker made a motion, seconded by Dan Malloy to approve File 2022-076 – 605 Second Street – Roof Replacement (Shingle for Shingle). All in favor, motion carried.

File 2022-074 – 327 Bohemia Ave. – Renovate Garage into an Office Space

Amber Durand was here to discuss the project. Project did get approved by the Historic Commission. There will be parking mitigation that needs to be paid for the additional office space. Dan would like to see the sidewalk extended down 1st Street to the Foard Funeral Home.

Motion: George Still made a motion, seconded by Trudy Carter to approve File 2022-074 – 327 Bohemia Ave. – Renovate Garage into an Office Space with the added parking mitigation of 2 additional spaces per year. All in favor, motion carried.

File 2022-075 – 328B Cecil Street – Construct New Single-Family House

Jr Leonard was in attendance to discuss the project. Will need a 10% improvement of stormwater runoff that can be achieved through landscaping. Will need to pay a hook-up fee for the Water/Sewer. Lattice under the porches.

Motion: Bill Staker made a motion, seconded by Lee Adams to approve File 2020-075 – 328B Cecil Street – Construct New Single-Family House pending a paid Water/Sewer Allocation and a 10% improvement of stormwater runoff. All in favor, motion carried.

Discussion Items

Zoning Permit Requirements

Maintenance Sections

2.1.1 Zoning Administrator

These discussion items will be discussed at the next meeting. GO PHILLIES!

Zoning Administrator Report:

See attached report. Rob also gave an update on the Bridgepoint Project and the Elementary School Property.

Adjourn:

Motion: Dan Malloy made a motion, seconded by Trudy Carter to adjourn the meeting at 7:26 pm. All in favor, motion carried.

Respectfully Submitted,

Tonya Lockwood

Rick Webster, Chair