

PLANNING BOARD MINUTES

Special Meeting

May 19, 2011

Middletown Town Hall, 350 East Main Rd., Town Council Chambers

Board members present:

Jan Eckhart, Chairman Ron Wolanski, Town Planner

Richard Adams Alison Ring, Principal Planner

Audrey Rearick Jack Kane, Building/Zoning Official

Betty Jane Owen

Gladys Lavine

Pete Marnane

The meeting was called to order at 4:00pm.

1. Review and discussion of potential zoning ordinance amendments identified by staff.

Mr. Wolanski introduced the areas in the zoning ordinance that have been identified by staff for potential amendment.

- There was discussion of the possible need to revise standards for window signs. Mr. Kane stated that he had no problems with implementing the current regulation. Following discussion the consensus of the board was to not change the regulation.**

- There was discussion of the request of a business owner to allow for up to six months for a temporary sign. Mr. Kane indicated that**

current regulation, which allows for up to four 30-day temporary sign permits appears to be adequate. Consensus of the board was to leave the regulation unchanged.

- There was consensus to allow for buildings in the OP and OB districts to exceed the current 35,000 sq.ft. building foot print limit for office uses. There was discussion that the primary goal of the regulation was to limit the size of retail buildings.

- Regarding the current limit on parking spaces of 115% of the minimum requirements, the consensus of the board was to increase the maximum parking limit for office and manufacturing uses. There was discussion of the parking limit imposing a hardship on non-retail uses. The intent of the regulation was to limit the size of retail parking lots.

- Regarding the Watershed protection district, there was discussion of the implementation of the regulation for Zone 1. Soils conditions, particularly when public sewer is to be provided, are not a concern for most development. Proximity to the water body is the more important concern. Current state regulations for wetlands protection, septic system design, and storm water treatment, were seen as sufficient to provide water quality protection for development not in close proximity to a water course. Given the added burden and cost placed on a property owner by the current regulation requiring a special use permit in a situation where impact on the watershed is not a concern, or is addressed by other regulations, the consensus of the board was to proceed with an amendment to eliminate soils as a criteria for inclusion in Zone 1.

The meeting adjourned at 5:00pm.

Respectfully submitted:

Ronald M. Wolanski

Town Planner