

PLANNING BOARD MINUTES

Special Meeting

June 16, 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 reviewed the discussion from the May 19, 2011 special Planning Board meeting regarding areas in the zoning ordinance that have been identified by staff for potential amendment.

• Regarding 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. There was discussion introducing a new category of signs: seasonal sign. Mr. Rodrigues, the business

owner requesting consideration of an amendment, was present. Mr. Kane suggested that the new category would provide additional flexibility to businesses that rely on seasonal business. There was discussion that the signs should be limited to six or seven months. Size should be limited to 8 square feet, with no internal illumination. Other design requirements of the current sign regulations should apply.

- Mr. Kane stated that there is interest on the part of some organizations to be allowed to install temporary off-premises signs to announce special events, such as fundraisers and festivals. There was consensus that the ordinance should allow for such signs, provided that they are installed on private property, with the property owners approval, and they should be limited in size and the time period that they are displayed.

- There was additional discussion and 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.

- 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 to 150% of the minimum requirement.

- Regarding the Watershed protection district, there was discussion of the implementation of the regulation for Zone 1. The consensus of the board was to proceed with an amendment to eliminate soils as a criteria for inclusion in Zone 1.

- Mr. Kane suggested that the Board consider increasing the building

lot coverage limit for the OB and GB districts from 25% to 35% to be consistent with other business districts. The board members indicated support for the proposed change.

The meeting adjourned at 5:00pm.

Respectfully submitted:

Ronald M. Wolanski

Town Planner