



PLANNING COMMISSION

Public Hearing

Town Hall

January 4, 2011

6:00 p.m.

At 6:03 p.m. Vice Chairman Dennis McCoy, having established a quorum, called to order the Public Hearing of the Planning Commission. In addition to Vice Chairman McCoy, present were Commissioners Roger Munz, Joan Natali and Mike Strub. Commissioner Malcolm Hayward arrived at 6:05 p.m. Chairman Bruce Brinkley and Commissioner Ben Lewis were not in attendance. Also in attendance were Town Planner Tom Bonadeo and Town Clerk Libby Hume. There were also three (3) members of the public in attendance.

Town Planner Tom Bonadeo announced the evening's public hearing was to hear public comment regarding the Rezoning application for a portion of the Mack Building located on Randolph Avenue and Strawberry Street.

Tom Bonadeo reviewed the rezoning request and the proffers being offered by the applicant as follows: i) creation of four parking spaces in the rear of the building for the potential tenants to keep cars from being parked on the street; ii) removal of the utility poles which currently block the alley access and installation of a 12' wide easement across the property connecting to the alley easement entering from Mason Avenue to restore the alley for emergency vehicle access at the least. The easement would encumber portions of two lots owned by the Mack building; iii) planting of a 12' evergreen landscape easement on 609 Randolph Avenue which was the vacant lot to the east of this property to block the view of the alley from Randolph Avenue; and iv) creation of a 12' rear yard area for the Randolph Avenue spaces to provide tenants space in the rear of the building to be used as a yard. The building front was on the sidewalk property lines and previous renters used the sidewalk as their front yard.

PUBLIC COMMENTS:

Jerome Loomis, 240 Randolph Avenue, expressed his concern regarding setting a precedent by approving this rezoning request and went on to ask whether approval of this request would then permit other commercial property owners to do the same thing and if their request was denied, could they claim favoritism towards this applicant.

Tom Bonadeo stated that he received two emails in support of this request as follows: i) The first email was from Ms. Karen Jolly Davis, a citizen of the Town and owner of a commercial building on Mason Avenue stating that the proffer of an easement through the alley was very important to her and to all the owners on the 300 block of Mason Avenue. Ms. Davis added that with the easements in place, property values on this block would be upheld and the safety of the people living and working on this block would be enhanced; and ii) The second email was from the Arts Enter Executive Committee which stated their support of the project on Randolph Avenue at the Mack building.

Motion made by Mike Strub, seconded by Malcolm Hayward and unanimously approved to close the Planning Commission Public Hearing.

Vice Chairman Dennis McCoy

Town Clerk