

P&Z Meeting Summary
April 9, 2020

Members Present: Dick Trask, Lynn Ekelund, George Cardwell, Larry Lieberman, Don Mazzeo, David Allin, Maurice McGrath

Also Present: Tom Quass Town Coordinator, Ted Kanakos Town Mayor, Seth Thompson Town Solicitor, Charles Fleetwood Town Councilman, Zach Crouch Engineer, Eric Sugrue Applicant

Call to order by Dick Trask

Approval of Agenda:

A question on rezoning of six parcels from county R1 to Town C1 would it be a FOIA requirement?

G. Cardwell motion to reverse items 5A and 6a on agenda. Motion to Amend Agenda, G. Cardwell, 2nd L. Ekelund.

Motion to approve amended agenda M McGrath, 2nd G. Cardwell. Vote to approve Unanimous.

Parcels in question referred to on map in relation to Route 16 and Country Road. C1 and R3 split Zoning change. Zoning change for this split of designation, and approval for annexation by various state and county entities.

Discussion of costs under question by applicant, to be determined by Town Council.

Town Map and Comprehensive plan will need to be updated as a result of this annexation. As per the map provided to the Commission.

Zoning Recommendation:

Change commercial lots from perpendicular to Route 16 facing Route 16. In the proper sequence of annexation first, then rezoning of the lots with changes to the Town map and comprehensive plan.

G. Cardwell question on annexation, change of rezoning R1 to R3, C1. Amount of acreage exact boundaries of lots. PUSH report helps show the delineation

Zach Crouch said the deed records will show C1 from R3 and will be put in annexation agreement.

G. Cardwell asked for square footage on site map for rezoning before submitting to the Town Council.

Seth Thompson: Advised we should leave the record open to add to the advisory report.

Zach Crouch: Same process as with the schools. Will respond to the PLUS report later.

L. Ekelund: Asked about not having a response to the PLUS report, before rezoning. And DELDOT needed to upgrade Country Road because of the 30 foot right of way, and the cemetery.

Zach Crouch stated that there was no need as there was to an entrance on route 16, and on Bay Ave. As per DELDOT.

Dick Trask, stated there were to be two entrances on Bay Avenue, as per the annexation agreement, near Boxwood Ave.

G. Cardwell Asking for exact lines of delineation C1 and R3 lots on map before 4/21.

Motion to close the record, waiting for maps showing the layout of R3 and C1 parcels. Mr. Crouch will provide them to Mr. Thompson.

Motion to close: G. Cardwell 2nd L. Ekelund Vote Unanimous

Limited Light Industrial use District

Continuous noise levels

Item C Special Accessory Uses

Found also in item G.

Found also on page one.

There was a question on signs on the properties. Should refer to town code.

Building Construction

We had it at 42 foot in height, the county has 52 foot in height. Change to county.

Nuisance control; Waiting for Pennoni Eng. to return a request by Mr. Quass. No response at this time, town code has some reference to this.

Odors, Change wording of may to shall in the sentence.

Motion to Adjourn: By L. Ekelund, 2nd by G.Cardwell Vote unanimous