



Town of Hamden
Planning and Zoning Department

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July 28, 2009

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, will hold a Special Meeting on Wednesday, July 22, 2009 at 7:00 p.m. at the Hamden Middle School Auditorium, 2761 Dixwell Avenue, Hamden, CT and the following was reviewed:

Commissioners in attendance:

Joe McDonagh, Chairman
Ann Altman
Don Moses
Ralph Riccio
Bob Roscow
Peter Reynolds
Ralph Marottoli, Alternate

Staff in attendance:

Leslie Creane, Town Planner
Dan Kops, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Stacy Shellard, Clerk

Mr. McDonagh called the meeting to order at 7:17p.m. He reviewed the agenda and advised that the meeting was not a public hearing. Mr. McDonagh reviewed the changes that have been made to the proposed regulations to date. He advised the public that Ms. Leslie Creane, Town Planner, and Mr. Dan Kops, Assistant Town Planner, would be giving a presentation on the Proposed Zoning Regulations. The public would then be invited to comment on the proposed zoning regulations

A. Special Meeting:

1. An informational meeting regarding the proposed Zoning Regulations

Ms. Creane discussed the SmartCode form-based approach to zoning and gave examples of how they would be applied. She reviewed the changes that were made to the proposed regulations based on the input received from the public. Ms. Creane explained that the next step would be to receive additional input from the public regarding the changes made and a further refining of the draft. Once this process is completed, a final draft will be submitted with a formal application to amend the zoning regulations, and a public hearing will be held.

Mr. Kops, Assistant Town Planner reviewed the process and the re-writing of the proposed zoning regulations. He discussed the modifications that have occurred since the prior meetings. He reviewed the handout "Summary of Key Proposed Changes to the Zoning Regulations and zoning map".

Mr. McDonagh asked for public comment:

Mr. Steve Steinberg, 900 Mix Ave, addressed the Commission and stated that changing Mix Avenue from an R-5 zone to a T4 would be inappropriate.

Mr. Bernard Brennan, 21 Barrett Street, addressed the Commission and agrees with using SmartCode. He would like to have added fruit and nut bearing trees added to the tree list. The trees would be good for a source of food. The government policy can educate and promote this practice.

Mr. Bernard Nevas, represents a non-profit organization at 10 Hamden Hills Drive, addressed the Commission and stated that his clients property was donated to be used for a cardio vascular facility. They had obtained a Special Permit and Site Plan approval which has expired. The proposed draft would eliminate the site being used for a cardio vascular facility. They had trouble obtaining financing, but now are able to build. He reviewed and submitted a copy of proposed changes to the proposed zoning regulations on behalf of the owners Global Country of World Peace.

Ms. Marsha Walsh, 680 Hartford Turnpike, addressed the Commission and is concerned with Treadwell Street being a T-3 Zone. Mr. McDonagh explained that he is aware that the T-3 Zone for this area will be revisited. Ms. Walsh stated that if the area became a T-3 Zone, it would allow a 10,000 square foot building in a residential area. She said that a T-4 area would allow gas stations, restaurants, and drive through-windows. She asked how SmartCode would address all the proposed areas, and why it was chosen over the use of traditional zoning. She feels that the use of SmartCode would be difficult to apply to an already existing community. She asked if there is any history or research that supports this approach, and what the expected outcome would be. She asked what would happen if development were to become sporadic or uneven. She would like to know what the letters received said, and what the responses have been to the proposed zoning regulations. If changes were to be made based on the citizens responses, how much time would be given to review them before the formal applications. She asked what impact studies were done and by whom they were conducted.

Mr. David Hennigan, 64 Waite Street, addressed the Commission. He stated that the planning office has worked well with the neighborhood associations. He feels that the proposed zoning regulations has serious risk to the "Magic Mile". He made comments and suggested map changes to the proposed town-wide zoning plans. He submitted his comments and suggestions to the clerk of the commission .

Ms. Josephine Migliozi, 15 Pinewood Road, addressed the Commission and stated that her property would be located behind a T-4 zone which would allow businesses in her back yard. It would increase the traffic in the area. She asked what recourse she would have with regard to her privacy and the noise. She advised there is an empty building behind her now, which could be used for a professional business with limited working hours. A nursing home would have traffic all night. She asked if the Commissioners were listening to the residents concerns. Mr McDonagh advised that the Commission is listening to the concerns of the residents. The Planning & Zoning Commission does not base its decisions on taxes. They are responsible to make sure that the proposed zoning regulations are appropriate for the residents and future development.

Ms. Jane Murray, 2 East Gate Lane, addressed the Commission and stated she is opposed to changing Mix Avenue from an R-5 to a T4 Zone.

Ms. Nancy Ahlstrom, 99 Armory Street, addressed the Commission and read her statement that the North Edgehill Association has reviewed the proposed Plans of Conservation and Development for Hamden that would leave their area designated as an R-3 district. She referred to the design district recommended on page 11 of the July 9, 2009 draft of the Hamden Plan of Conservation and Development. Ms. Ahlstrom stated that the North EdgeHill Association would like to be designated as a separate district. This would define it and separate it from the Whitneyville Association. She submitted to the Clerk of the Commission her statement.

Mr. Mike DeOnofrio, 115 Treadwell Street, addressed the Commission and said his concern is the designated change that would be across the street from his home. The integrity of the neighborhood would change if an area of Treadwell Street was changed to a T-3. He reviewed the area with Mr. McDonagh. Mr. McDonagh advised him, that he would be reviewing this area, because of the concerns of the residents. Mr. DeOnofrio advised the Commission that he is opposed to the change.

Ms. Leslie Creane, Town Planner, stated that large apartments and condominium complexes might benefit from a small coffee shop or an area for social gatherings. Condominiums have by-laws and are separate and governed by the Association. Mr. Kops, Assistant Town Planner stated that they will be reviewing the proposed zoning regulations regarding this issue, because of concerns of the residents.

Mr. Kops, stated that they have received a list of trees from an arborist. The idea for fruit bearing trees will be deferred to the arborist.

Ms. Creane stated they will look at this impact the cardio vascular facility would have on the area.

Ms. Creane stated that the Planning Office has met with the Spring Glen, West Woods and Whitneyville Civic Associations. All the representatives have discussed and agreed with the proposed 6.1 table of allowable uses. The Dunbar Hill Association has also met with the Planning Office and there have only been a few changes, because they are strictly a residential area. Ms. Creane stated if requested, there could be another meeting. They have met with the North Edgehill Association and have no objection to the suggestion that the design district should be a village district. She said that Spring Glen has received an approval for a village district designation. Any civic association or residents can apply for a village district designation under the state statutes. The planning office can work with them to submit an application. She explained that a village district is a designation with greater restrictions. She explained the differences between being designated an historic district, and a village district. The applications for a village district must come before the commission, and are applied for by the residents of that area. Ms. Altman stated that North Edgehill would like to be designated as a village district only. Ms. Ahlstrom advised the Commission that they would like to be designated the North Edgehill District. Ms. Creane clarified that they would like an amendment to the Plans of Conservation and Development and not the Zoning Regulations.

Ms. Creane explained that SmartCode addresses the goals Hamden expressed in the 2009 Plans of Conservation and Development. SmartCode was developed based on measured by spaces that were comfortable vs. spaces that were uncomfortable. Architects went out to areas and found the areas measured in old New England towns around town greens and were pedestrian driven was what made people feel most comfortable. This is what became the basis for SmartCode and have been adopted by many places. Areas that were hit by Katrina and had to rebuild completely, adopted SmartCode. SmartCode must be adapted to the local conditions, different neighborhoods and combine it with use-base zoning. Mr. Kops advised that Hamden is not proposing to adopt SmartCode city wide. He reviewed the areas where the proposed zoning regulations are looking to adopt SmartCode. He explained that most of the land mass of Hamden will remain unchanged.

Mr. Kops reviewed the questions that the Planning Office has received. Some of the residents did not know about the process being used for the proposed zoning regulations. They were concerned that they would become part of New Haven County. Some residents asked how it would affect their properties. He explained that the residents were given an overview of the process, and how it would affect their properties. He stated that there was positive and negative feedback. Many residents voiced their concerns about the rezoning of Mix Avenue and Treadwell Street.

Ms. Creane explained that impact studies are done for specific properties and not rezoning. For the proposed zoning regulations, the planning office and the Commission looked at how Hamden was developed with the current zoning regulations and where the changes should be made. The Planning and Zoning Commission has the right to ask for traffic studies and traffic impacts. The proposed zoning regulations are for town wide land use. For a specific project you would look at traffic impacts and environmental impacts. If a full impact study was done for the entire town it would be very costly.

Mr. Kops referred to Mr. Hennigans letter and stated that it raised many issues. The issue of starting with a 25 acre pilot and raised the question which location should be used. There is no guarantee that a property owner would take advantage of the proposed zoning regulations to develop a property. It could be ten to twenty years before the type of development that we would like to see consistent with the zoning regulations. A pilot project would not give much data if the twenty five acres selected were residents did not want to become developers. Ms. Creane stated that when SmartCode was first implemented, it was done within a 25 acre area and was considered a pilot project. She stated that they were neighborhoods that were started from scratch. She referred to Seaside, Florida., the first location that was built on a form based code. This was a location where no one ever went. The intent was it would be developed as

mixed use and mixed income building site. It is now an upscale location. There are other locations around the country.

Mr. McDonagh stated that SmartCode would be done as a pilot project and the hope is it will be done along the Magic Mile. The uses need a Special Permit & Site Plan applications. The Planning and Zoning Commission would have to approve it. A Special Permit and Site Plan application is done to allow input from the public. There are concerns with the corner of Mather Street and Dixwell Avenue, and how it will be developed. There are concerns near Home Depot that there may be too much development. This is why there is a need for public input, especially by those who would be most affected. The Planning and Zoning Commission must work under Section 826 which addresses the health, safety and welfare of the Town. He explained that all the commissioners take this seriously. A pilot project would allow the Commission to see what develops, but it would not happen overnight.

Ms. Creane explained that many things can happen within the proposed T-4 zone with the current regulations. The proposed regulations would allow the Commission to control the form and how it affects the streets, and neighborhoods. Mr. Kops explained that on Whitney Avenue, where there is a residential area that allows other uses such as retail, will be reviewed. The concerns for Treadwell Street are valid concerns. One of the principles of smart code is to try and match up both sides of the street with the same zone. It tries to create a coherent streetscape that will look the same on both sides. The area of Treadwell Street where there is condominiums, senior housing and a park needs to be reviewed. Another area they will be reviewing is Putnam Avenue.

Mr. McDonagh reviewed the letters and emails received by the Planning Office. He explained that all letters received will be addressed. One of the letters received referred to the keeping of hens and the argument is nicely stated. He has had discussions with the Spring Glen Civic Association regarding this issue. Mr. Kops stated that the Planning Office will talk with QVHD regarding the keeping of chickens and bring the information back to the Commission. Ms. Creane stated that they are aware that New Haven has passed an ordinance that allows chickens to be kept on residential properties.

Mr. McDonagh stated that the regulations can be amended at a later date. Mr. McDonagh asked for comments from the Commissioners.

Mr. Moses is concerned that there are residents concerned with the encroachment of commercial activities to their property. Many residents are concerned with encroachment of heavily populated residential areas such as a R-4 zone proposed to be a T-4 area. He asked if anyone has talked with the Chamber of Commerce regarding the proposals that relate to the Magic Mile and consideration given to the impact and how to avoid business owners from leaving.

Ms. Altman stated that she has attended meetings with Mr. Kroop, Director of Economic and Development, and individual groups from Hamden. There were several different presentations and discussions with regard to their concerns of commercial development within the town. Ms. Altman feels that there are opportunities along the main arteries that could have a positive impact for the town. Mr. Kops stated that the planning office has met with Mr. Kroop. Mr. Kroop has advised and made recommendations to the Economic and Development Commission, and the Planning Office with regard to the proposed zoning regulations.

Mr. McDonagh asked for additional comments from the public:

Ms. Patti Dest, 35 East Gate Lane addressed the Commission and stated that she had worked with the Planning Office when Sutton Towers was building the condominiums. The East Gate condominium owners had concerns regarding the construction of additional condominiums at Sutton Tower. They were unable to sell the units and there are two buildings empty. If there is an opportunity for the empty condominiums to be rented to doctors or attorneys, she feels the owner will do so. East Gate Condominiums abuts the property and they have an easement to share the access road. The by-laws affect what is done within the condominium complex, but they cannot do something if it is not allowed by the zoning regulations. She said there are traffic concerns. They already have trouble exiting the driveway. Mr. Kops advised that if it is not allowed by the zoning regulations, the Condominium Association by-laws cannot override them. She does not want to see a T-4, and would like her area to remain an R-5 zone .

Hamden Resident, 900 Mix Avenue addressed the Commission and stated she would like the area to remain an R-5 zone. Her condominium faces Shepard Glen School which is deteriorating. If the school were to be torn down, she

does not want to see a business in her back yard. She also asked the Commissioners to be careful about allowing nut trees in the town, because many people have allergies. She would like to see professional offices over the Hamden Mart and Plaza buildings. She asked the commissioners if anyone has ever tried to park in New Haven at the ninth square, and feels it is not a good idea.

Ms. Patricia Shultz, 126 Mather Street addressed the Commission and asked if there would be office buildings at Mather Street and Lake Road. Ms. Creane advised that there would be no office building at this location. Ms. Shultz said comparing the Hamden Plaza to downtown New Haven would mean a need for parking meters. You would also need to be aware of the time you are there or find a parking garage and pay the fee. Parking at the plaza allows you to take your time and it is easy to park. If there are additional apartments built, it would mean more children, more schools needed, more police and fire protection needed. The cost for these services would increase taxes. The center of town is a nice area, because there is Freedom Park, Town Hall, and an open area with trees on one corner. She likes the area as it is. The decision to buy a home was based on the location, and would like to see Whitneyville remain unchanged. She does not want to have the area look like downtown New Haven.

Mr. Peter Villano, 133 Armory St addressed the Commission and is opposed to the proposed smart code changes and urges the Commission to reject them. The Commission is ignoring the statutory requirements regarding the Plans of Conservation and Development. There should be a policy guiding the work for the next ten years for development and zoning improvements. It should be what will meet the needs of the people. In the Plans of Conservation and Development it states that Hamden is characterized by the neighborhoods, and says the job of the Planning & Zoning is to preserve the neighborhoods, and the quality of life. He stated that the goal 29 on page 170 of the Plans of Conservation and Development does everything that SmartCode does, but with updated regulations. The architectural standard should be considered and urges the commission to to back to the Plans of Conservation and Development and what is recommended. He stated that SmartCode is an unknown and professional planners have had them for twenty years and only went public in 2001. SmartCode is better applied to places with wide open spaces. There is not a single town in Connecticut that has adopted it. He did find three towns thinking about using it. Simsbury is thinking about using it, but would limit it to the town center. New Haven would limit it to west of the route 34 connector. Madison would limit it to their town center. He does not feel it is needed in Hamden. The end goal of smart code is to allow developers to build traditional neighborhoods. Hamden already has them and the Town is strong and built around neighborhoods. The problems can be met with the current regulations and any changes recommended by the Plans of Conservation and Development. He advised the Commission that they should do the job under the State Statues.

Ms. Creane stated that Smart code is not an experiment or an untried system. It has been implemented all over the country. Professional Planners would not implement something of this scale, if it had not been tried. The State Statutes require making the zoning regulations so that they are compatible with the Plans of Conservation and Development. SmartCode would be implemented in corridors and will not be all over town. It can also be used in conjunction with use base zoning. Smart Code is about controlling form. Architectural standards cannot be controlled in terms of style in Connecticut, other than in historic districts. This is a State Statue, and cannot be changed at the local level.

Mr. McDonagh stated that Mr. Villano read accurately what the Planning & Zoning Commission is trying to attempt and what their intention is for the changing of the zoning regulations. They are attempting to update the zoning regulations to the extent possible in adopting architectural standards. They are trying to establish a consistent approach with the streetscape and where buildings are placed. If the existing districts were kept, there would be no change. The commission is trying to have standards for future growth for Hamden. If SmartCode was adopted completely, it would eliminate the use-based approach. He stated that the issues regarding T4 on Mix Avenue will not be ignored.

Ms. Marianna D'Albas, 184 Greenway Street, addressed the Commission and asked who the firm was that was hired for SmartCode and the cost to the taxpayers. She asked if they are still involved. She feels that the proposed zoning regulations are necessary, but not necessarily using SmartCode. SmartCode ignores the town's geography and the life style of Hamden. The corridors where SmartCode would be adopted, are the busiest and traffic it is already a nightmare. The tax base would increase with more development, but with higher density there would be a need for more services. The Magic Mile was mixed use like in New Haven would mean no parking, and not safe. There would be more activity, which would have more traffic and alienate pedestrians. She stated that Spring Glen and Whitneyville are pedestrian friendly. Hamden is a suburban area and does not want to see the area be like New Haven.

Mr. Henry Dove, 137 Santa Fe Avenue, addressed the Commissioners and stated that their biggest challenge is communicating clearly to the residents of Hamden. He agrees with Ms. Creane and Mr. Villano that the town needs diversity. SmartCode should be tried within a small area. He stated that Hamden wants to be the first town to use SmartCode. He would prefer that Hamden be the second or third to try SmartCode, because of the cost associated with it. He is concerned with the future cost and benefits. He stated that there has been no sound reason why there is an urgency to use SmartCode. He does not believe SmartCode is needed for the tax base. He believes that the revenues will increase, but we should be aware of what happens with the traffic, the environment, and the existing businesses. He feels that it is difficult for the residents to come up with specific questions and suggestions. He feels that communication with the residents has not been consistent. He does not want to see any rash decisions made without thought for the future.

Mr. Henry Weeks, Ridge Road, addressed the Commission and stated that he owns both residential and commercial property in Hamden. He is concerned with the State Street corridor. He asked if the gross leasable space is the total building or an individual application. Mr. McDonagh advised that it would be for the building. Mr. Weeks advised that 15,000 square feet would be a burden for the owner and the Town. He would need to go through a special permit for 7,500 square feet when he has a tenant. The posting of signs for a special permit could be a problem in the future. It may be counterproductive and unnecessary. Mr. Weeks said that on the east side of State Street there is the railroad, and he asked if it will be unable to achieve continuity there. He feels that to achieve the objectives that the Planning & Zoning Commission would like to see, it might be beneficial to offer tax abatements for mixed-use properties. He feels that the commissioners should reevaluate, so there will not be a burden on the small businesses and property owners. They are already going through a transition with the economy. Mr. Weeks also stated that there are water problems and drainage issues on the State Street corridor that should be considered.

Mr. Dale Kroop, Director of Economic and Community Development-Town of Hamden, addressed the Commission and stated that his office and the Chamber of Commerce have been very active with their comments regarding the proposed zoning regulations. He thanked the Planning Office for considering their concerns for key issues. Mr. Kroop feels that the latest version has removed uses that should be allowed in the manufacturing area and has a list that he will submit to the Planning Office. He feels that the issue of parking and signage should be explained to the commercial and real estate brokers. Mr. Kroop feels that there should be additional meetings to address additional concerns that have been made. He feels that the proposals made for all shopping centers could be a problem and would be good for the Hamden Mart only. There is 20 percent of Hamden's population that lives on Mix Avenue, and the area does not need to be changed. There could be more with the Hamden Plaza and Mart to make it more accessible. The proposed zoning regulations are separate from the Plans of Conservation and Developments. He has great concerns about the liberal use and recommendations for all the districts in town. He is also concerned with the illustrative drawings and maps. He submitted to the commission clerk a copy of his comments and recommendations.

Mr. Tony Griego, 163 Park Road, addressed the Commission and asked if the existing park land would be changed. Ms. Creane advised that the park land can not be developed. The designation was made to protect them. The corridor was changed from residential to T-4 and T-5 and there have been businesses there for thirty and forty years. He asked what protection is being given so that large developments do not go up behind them.

Mr. John Morrison, 1692 Whitney Avenue, addressed the Commission and reviewed an impact report regarding Peteluma, California and the problems they have had with SmartCode. He submitted it to the commission and the clerk. He stated that the key to the Magic Mile is to retain the businesses. Toys R Us has moved to an area in North Haven that is not near a residential area. He questioned why it moved and what could have helped to retain it. He also asked if there is additional construction, would this scare businesses away. If condominiums and apartments are built over the Hamden Mart and Plaza what would it mean with regard to school children. He would like a comparison to what Mix Avenue school needs are now. This could be detrimental to Hamden taxes. He feels that impact studies should be in the proposed zoning regulations.

Mr. Bernard Pellegrino, Attorney addressed the Commission and stated that his client is Saratoga Associates. He submitted a copy of their letter and reviewed it. He said that the definition of gross leasable area is not in the proposed zoning regulations. The parking regulations are still more than what is needed. The motor vehicle use does not distinguish between new or used. He asked why the sale of motor vehicles is being separated from automotive uses. He said it would create a non-conformity should it be permitted in a T-4 zone. He also feels that animal daycare

should be a considered use in some T zones. There have been studies and research stating they work in commercial areas.

Mr. Andreozzi, 47 Colony Street, addressed the Commission and stated that all the houses and businesses look similar and fit into the neighborhood. He is opposed to any retail going in to this area. The traffic is a concern, especially when there is activities at the town green. He is asking that the proposed zoning regulations do not allow for additional retail near his home.

Mr. Joe Rosabianca, 21 Thompson Street addressed the Commission and stated that his property abutts properties on Dixwell Avenue. There is a vacant piece of property on Dixwell that has not been developed. He is concerned with the R-4 zone going to a T-4 zone within a residential area. This will change his live style drastically. He does not see his taxes going down in the future. He is proud of Hamden and does not want it to look like New Haven.

Mr. Domonic Perrelli, 23 Thompson Street addressed the Commission and stated his street in the past was part of Beecher Heights. They are concerned if the area becomes a T-4 zone, a restaurant or a bar could be built. He asked if Town would consider beautifying it and use it for a parking lot. He stated that Mr. Rosabianca complains about the brush in the vacant lot. He wants to know whatever the lot is used for, it conforms with the neighborhood.

Ms. Creane stated that the Commission will take under consideration what can be done with the vacant parcel at Colony Street and Dixwell Avenue. Mr. McDonagh asked that all commissioners get a copy of the map at the Planning Office to review the area. Mr. Roscow stated that the map appears on the Town's website. He explained how to increase it in size, so that you can focus in on a specific area. Ms. Altman stated that small parcels should be what the neighborhood wants. She said that the commissioners are appointed and not elected officials.

Mr. McDonagh stated that there have been a series of speakers at this meeting that are concerned with Hamden becoming like New Haven's ninth square. Ms. Creane stated that they are not suggesting that the ninth square be replicated. It is a comparison to the potential is in terms of what areas can be developed and generate taxes. Mr. Moses asked what the proposed regulations would allow. Ms. Creane said that they could not replicate New Haven with the proposed zoning regulations. Mr. Moses said that if the change in zoning could allow residential in areas that may not be acceptable environments. Ms. Creane that retail and commercial located anywhere would not succeed if there is not a market. Studies show that businesses necessary for daily living succeed, if the area is walkable. She explained that Toys R Us had left under the existing zoning regulations, and it was because of the current market conditions. Ms. Creane stated that multi-use on parcels would allow for continued income. If a business leaves, it would help to avoid an area becoming blighted. Mr. McDonagh stated that businesses are not leaving because of the proposed zoning regulations, because they have not been adopted. Ms. Creane explained the process that was used to hire the consultants for the proposed zoning regulations. They are still involved with process of revising the zoning regulations.

Ms. Creane stated that a special permit comes before the commission, and they are empowered to ask for impact studies. It is done based on the application.

Ms. Creane stated that the proposed regulations are not being rushed. She reviewed the process that has been used and the input received from the organizations and residents. Mr. Moses asked if there is a time line or an urgency to complete the proposed zoning regulations. Mr. Roscow stated that the Plans of Conservation and Development must be revised every ten years. This lays the ground work for what the goals and objectives are, so that the regulations can be specified in detail. Ms. Altman reviewed what the time spent by the Planning Office with regard to the proposed regulations. Mr. McDonagh explained that the Legislative Council must approve the Plans of Conservation and Development, and they had tabled it at the last meeting. The process for the Plans of Conservation and Development and the proposed zoning regulations have been ongoing for two years. Ms. Creane said that at a meeting, she was asked what could go wrong. She explained that something could be overlooked or commented on after the proposed zoning regulations are in place.

Ms. Creane stated that the east side of State Street will not be a residential area, it will be a manufacturing zone with the understanding that the Railroad is trying to get a train station. Mr. Kops explained that a manufacturing zone does allow for a lot of commercial uses, and restaurants will be allowed. Ms. Creane explained that flooding and

stormwater management will be improved and updated with the help from the DEP, RWA and the Town Engineer. Areas that are being redeveloped will be addressed for stormwater management.

Mr. McDonagh advised that manufacturing areas and the sign regulations were a concern with the village district. The matter would be decided by the Commission, but it could happen if the community wants it.

Mr. Moses asked about signs in the commercial areas. Ms. Creane stated that is a concern for businesses based on where they are located in conjunction to the road. She explained that some businesses are located away from the street and they can not be seen. Aesthetics would be a consideration when looking at the regulations for signs. She reviewed the ways that they will be looking at signs without creating clutter, and how to make the signs effective.

Mr. Kops explained that on State Street there could be the potential for mass development over time. The application would have to come before the Planning and Zoning Commission. With the use of SmartCode there would be strict standards regarding open space and the aesthetics of the building.

Mr. McDonagh advised that he will check with the Board of Education to see how many children on Mix Avenue are attending the public schools. He advised there should be a working meeting for the Commission to address the questions from this evenings meeting. The public can continue to submit questions and concerns to the Planning Office.

B. Adjournment

Ms. Altman made the motion to adjourn. Mr. Roscow seconded the motion. There was no further discussion. The motion passed unanimously.

The meeting adjourned at 11:15 p.m.

Submitted by: _____
Stacy Shellard, Clerk of Commissions