PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
Monday, September 8, 2008
Community Center – 509 Ocean Avenue
7:00 pm

MINUTES

I. CALL TO ORDER

Present Were:	Absent Was:
Chairman David Campbell	David Clay
Member Susan Dieterle	Steven Schwartz
Member Sherrie Quarrie	
Alternate Member James Flanagan	

II. APROVAL OF MINUTES – August 4, 2008 Regular Meeting

Moved by Board Member Sherrie Quarrie, seconded by Alternate Board Member James Flanagan to approve the minutes of August 4, 2008. Question called; motion carried, 4-0.

III. NEW BUSINESS

A. To cancel or reschedule November 3rd meeting, due to HCE event being held in Community Center.

Member Sherrie Quarrie motioned to cancel HCE meeting being held in Community Center, seconded by Chairman David Campbell.

B. **Discussion and/or action regarding the Ocean Avenue Zoning regulation Town Planner Ragsdale.**

Town Planner Ragsdale started to go over packets that were distributed to Board Members in regards to outline and existing uses and zoning criteria for Ocean Avenue.

Town Planner Ragsdale stated that the uses reflect proposed changes and is for overall zoning and not special exceptions.

Member Susan Dieterle wanted clarification regarding the retail exception and why there is no retail in 8B.

Town Planner Ragsdale discussed retail exception and stated there might be an opportunity for mixed use.

Town Planner Ragsdale explained that 6B has no residential permitted and that area 8B has a mixed usage.

Member Sherrie Quarrie inquired if a two story structure could be residential and retail with one being upstairs and one being downstairs.

Town Planner Ragsdale clarified 8B percentages and offered to put together a package of impact percentages on given pieces of property.

Town Planner Ragsdale then moved onto the next item from the packet which was Development Specifications.

Town Planner Ragsdale discussed possibly trying to move buildings forward instead of having a 25' setback over time.

Chairman David Campbell discussed parking situation and how there should be no parking in the rear of businesses. He believes that you shouldn't destroy the people behind you. He stated that the main complaint about different new businesses was about the parking in the back.

Town Attorney Paul Gougelman discussed limiting store size and floor area ratio.

Town Planner Ragsdale went over definition of floor area ratio to be amount of building per area of land

Chairman David Campbell suggested to Town Planner Ragsdale to bring information to next meeting regarding floor area ratio for commercial and residential.

Town Planner Ragsdale went over next item in packet which was signs and illumination.

Chairman David Campbell asked Town Planner Ragsdale to come up with something for 6B regarding size and style.

Town Planner Ragsdale moved onto the next item on the packet which was refuse service areas.

Chairman Campbell asked questions regarding dumpsters in 6B and asked Town Planner Ragsdale to come up with some guidelines for next meeting.

Town Planner Ragsdale moved onto the next item in the packet which was mechanical equipment.

Member Dieterle asked if you had an apartment house in 8B would the mechanical, lighting and refuse issue would apply.

Town Planner Ragsdale replied that for an apartment building it would apply but for a house it would not.

Town Planner Ragsdale explained that commercial equipment would be large and loud and should be screened from view and noise from adjacent properties.

Member Flanagan believes that you would want something screening the a/c just for noise alone.

Town Planner Ragsdale moved on to the next item from the packet to be discussed which was lighting.

Member Quarrie asked about hours that lights need to be turned off. She inquired if the board was still of the opinion that they should not be turned off even by 2 a.m.

Member Quarrie stated that street lights are plenty of light.

Chairman David Campbell stated that a parking lot in the rear of a building with no lights would be a safety issue.

Town Planner Ragsdale moved onto the next item from the packet which was landscaping.

Town Planner Ragsdale stated that the landscaping code is relatively weak, as far as what is required. He said that he could put together a list of trees that will grow.

Chairman David Campbell asked Town Planner Ragsdale to come up with a package of canopy trees with specifications pertaining to 6B and 7C.

Town Planner Ragsdale began discussion on implementations from the packet.

Town Planner Ragsdale stated that they needed an implementation schedule and a grandfather schedule. He stated that he would put one together.

Chairman David Campbell asked if anyone in audience had anything they would like to say.

Kathy Emerson, 512 Ocean Avenue had a question regarding cost and who bears it. She wanted to know if there are any grants available because it may

encourage people not to do anything and let everything fall. She also believes that the signs issue is very confusing and stated that people go into business to set themselves apart from the competition.

Chairman David Campbell said that it is not so much the style of the sign. He stated that it doesn't dictate what you can put on the sign. Chairman Campbell stated that if you replace a sign it must meet specifications and that it's not the intent to force anyone to change existing signs.

IV. OLD BUSINES

None noted

V. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

Town Planner Ragsdale stated that he would put together recommendations for the next meeting.

VI. ADJOURNMENT

Moved by Board Member Sherrie Quarrie, seconded by Board Member Susan Dieterle to adjourn the meeting. Question called; motion carried 4-0.

Christina Hoffkins, Town Clerk (Town Seal)	Chairman Campbell