

Planning Commission  
Meeting Minutes  
April 18, 2017

The monthly meeting of the New Britain Planning Commission was called to order by Chairman Michael Stanislaw at 7:30 PM. Planning Commission members present were Vice-Chairman Karl Dieterichs, Mr. David Holewinski, Ms. Loren Frasco, Mr. Robert Binkley, Mr. Rick Eggleston, Mr. Richard Moxey and Ms. Margaret Remmey. Also present were Mr. Sam Bryant, Mr. Mark Hintenlang and Mr. Matthew Walters. Not present was Dr. Michael Parke.

**Minutes of March 21, 2017:** Mr. Holewinski made a motion to approve the minutes of March 21, 2017. The motion was seconded by Ms. Remmey and was unanimously approved.

**New Business:**

**Review of County Builders Final Land Development Plan:** Mr. John VanLuvanee stated there were modest revisions to the plans originally submitted and that the developer will comply with all review letter items.

Mr. Kevin Reilly, Vice President of County Builders, stated all outside approvals are fully in progress and everything is going smoothly. He also stated all environmental concern issues, such as underground tanks, have been removed from the property and demolition is complete.

Mr. Reilly stated his company did market research and found that the apartments in their plan are too small. Building C will have no changes with 36 apartments and 3 stories. The major change to accommodate larger apartments is that the newly submitted plans have a connector on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of buildings A & B which will be 35' back from the front of the buildings. This connector eliminates a stairway and elevator, however, the outdoor open space will now be partially undercover with a 10' clearance. Mr. Reilly stated an added design element is a glass elevator next to the courtyard area. He also stated there will be an indoor lobby in the back corner of building A, which will include an elevator, a teardrop staircase, mail room and will be furnished with chairs, sofas and a flat screen television.

Mr. Binkley inquired about apartment size. Mr. Reilly stated the one bedrooms will be approximately 800 sq. ft and the two bedrooms will be 1,050 – 1,400 sq. ft. Buildings A & B will have 81 apartments. He is currently in the process of working through unit plans for the apartments.

Ms. Frasco stated that she is concerned about the paved parking area and the small islands with only one tree. She inquired about tree and shrub choices, and suggested flowering shrubs to add color to the landscaping. Mr. Reilly stated native trees and shrubs from the list will be used. Mr. Binkley suggested talking to a landscape maintenance person for a realistic opinion about what would work for this project.

Mr. Stanislaw inquired about the trash bin locations. Mr. Reilly stated there will be 3 trash enclosure areas. Mr. Binkley stated 200 ft is a long walk to the trash bins. Mr. Reilly stated the trash bins in these locations will not be a problem.

Mr. Binkley inquired about parking spaces. Mr. Reilly stated all parking spaces are 9 ½' x 18' with a total of 211. There will be 1 space designated for each apartment.

Ms. Lorraine Moxey asked Mr. Reilly about the Landscape Architect. Mr. Reilly stated Rachel works directly with Mr. Rob Cunningham, the engineer for this project. Ms. Moxey spoke of the Shade Tree Commission and suggested Mr. Reilly meet with them to discuss native shade tree options. Mr. Reilly stated he would definitely like to meet with the commission.

Mr. Binkley raised a concern that residents would park in the on street parking spaces close to the elevator. It was suggested to have a 2 hour limit on those parking spaces.

Mr. Peter LaMontagne inquired about illumination in the parking lot. Mr. Reilly stated the parking lot will be well lit. Mr. LaMontagne suggested raised walkways in the parking lot, milled concrete on the sidewalks with a stamp pattern and benches along the sidewalks and bike hike trails. Mr. Reilly stated he will take those suggestions into consideration. Mr. Stanislaw suggested for safety purposes relocating the bike hike trail from the center of the parking lot to the side of the parking lot.

Mr. LaMontagne stated he did not like the connector between buildings A & B as he thinks it will take away from the public space which was intended as a gathering spot. Ms. Moxey stated she thinks it will look like one long building unlike the original design. After a lengthy discussion about the connector, Mr. Stanislaw suggested Mr. Reilly provide a rendering of the connector for Borough Council. Mr. Reilly stated he will have that done. Mr. Eggleston suggested adding another fire hydrant on Shady Retreat Road. Mr. Bryant stated that is something the Fire Marshal will look and make a decision on.

Based on the conversation, Mr. Bryant requested a motion to make a recommendation to Council to approve the land development plans with the following recommendations:

1. The applicant should comply with the Resolution of Preliminary Land Development requiring the use of native plants and shall meet with the Shade Tree Commission for their suggestions of these plants.
2. The applicant should also provide greater landscaping and discuss this with the Shade Tree Commission.
3. Parallel parking on Butler Avenue should have a time restriction as to discourage residents from parking there as the parking is intended for patrons of commercial businesses.
4. Pedestrian walkways in the parking lot should be clearly delineated and the bike/hike path should run along the side instead of in the middle of the parking lot.
5. Reconsider design of trash enclosures to ensure they are properly used and garbage odor is kept at a minimum.

6. Consider providing benches and other amenities to encourage use of sidewalks and the bike/hike trail.
7. Consider materials that are more aesthetically pleasing for sidewalks than milled concrete.

Mr. Binkley made a motion to make a recommendation to Council to approve this land development plan with the Planning Commission's suggestions. The motion was seconded by Mr. Holewinski and was unanimously approved.

**Old Business:**

**Joint Planning Meeting with Doylestown Township Reminder:** Mr. Bryant stated the meeting will take place on Monday, April 24, 2017 at 7:00 pm at the Doylestown Township Municipal Building.

Mr. Moxey made a motion to adjourn the meeting. The motion was seconded by Mr. Holewinski and the meeting adjourned at 9:11 pm.

Respectfully submitted,

Carrie Gamble