

Planning Commission
Meeting Minutes
November 15, 2016

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 Dr. Michael Parke, Mr. Richard Moxey, Mr. Rick Eggleston, Mr. David Holewinski, Ms. Loren Frasco, Mr. Robert Binkley and Ms. Margaret Remmey. Also present were Mr. Mark Hintenlang, Mr. Sam Bryant and Mr. Matt Walters. Not present was Mr. Karl Dieterichs.

Minutes of October 18, 2016: Mr. Holewinski made a motion to approve the minutes of October 18, 2016. The motion was seconded by Dr. Parke and was unanimously approved.

New Business:

Review of Kirk Land Development Application: Mr. Bryant displayed the plans on the projector. Mr. Hintenlang and the BCPC have reviewed the plans and both have a number of recommendations/comments. Mr. Bryant stated that based on the current plans this project will have to go before the Zoning Hearing Board. He also stated that on November 10, 2016 the Borough received a letter from Project Manager Douglas A. Waite of Gilmore and Associates stating that Mr. Kirk has waived the 90 day review period.

Resident Mr. Chris Clappier voiced his concerns about Mr. Kirk putting in additional driveways. Ms. Lorraine Moxey voiced her concerns about the proposed driveway going in on the other side of the barricade which would have trucks driving through the neighborhood on both Matthews Avenue and Aarons Avenue. She believes access should only be from Sand Road. Residents Ms. Judy Ebber and Mr. Tom Walker also voiced their concerns about large trucks driving through the neighborhood. Mr. Stanislaw stated the Planning Commission can only make recommendations and cannot dictate how someone runs their business. Mr. Hintenlang stated that a permanent barrier location has not been determined at this time. Mr. Clappier stated he is concerned about how this plan will work with a neighborhood being so close to the industrial area. He suggested some kind of buffer between the two. Mr. Binkley asked if Mr. Kirk will be required to hook up to public water. Mr. Hintenlang stated that with the new ordinance, yes he will. Mr. Holewinski stated this project has to go through Zoning Hearing before coming back to the Planning Commission.

Old Business:

Review of Sign Ordinance: Mr. Bryant stated reviewing the details of the sign ordinance was initiated when Council questioned sign size regulations for the American Heritage Federal Credit Union sign. Mr. Binkley stated there is now more attention to “dark sky” regarding externally lite signs. Mr. Hintenlang stated externally lit signs could cause more glare onto neighboring properties. Ms. Frasco stated her concerns that internally illuminated signs will drastically change the look of the Borough. Mr. Moxey suggested limiting the brightness of lite signs. Mr. Binkley suggested reviewing other municipalities’ sign ordinances. After a lengthy discussion

Mr. Bryant stated he will take these suggestions to the solicitor to come up with a revised ordinance.

Comprehensive Plan Update: Mr. Stanislaw stated that with the help of the BCPC the Comprehensive Plan review began in 2014. This review was put on hold when the Borough started working on the Main Street Plan. Mr. Walters stated that per MPC regulations the Comprehensive Plan must be updated every 10 years, so the updated plan must be completed by September 2017.

Mr. Stanislaw stated that originally there was a list of 12 goals for the Comprehensive Plan and it was determined that most of these goals have been met in the update. Some of those goals were: to protect and enhance the natural look of the Borough, to create harmony between industrial and residential properties, to create a pedestrian oriented Butler Avenue, to create a main street streetscape, to support industrial development, to continue to preserve historic resources, to create open space for the enjoyment of Borough residents, to provide a safe water supply and stormwater management, to maintain safe and efficient traffic flow and to work with adjacent municipalities in design and development.

Mr. Walters stated that he and Ms. Lynn Bush will include highlights from the Main Street Plan and make reference to it, but will not include the entire plan in the updated Comprehensive Plan. Mr. Walters also stated that he will have a few of the revised chapters ready for next month's Planning Commission meeting.

Mr. Moxey made a motion to adjourn the meeting. The motion was seconded by Mr. Holewinski and the meeting adjourned at 8:39 PM.

Respectfully submitted,

Carrie Gamble