

Planning Commission
Meeting Minutes
October 18, 2016

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

Minutes of September 20, 2016: Mr. Holewinski made a motion to approve the minutes of September 20, 2016. The motion was seconded by Mr. Eggleston and was unanimously approved by all members present.

New Business:

Comments on Clow Minor Subdivision Sketch Plan: Mr. Bryant noted this item was removed from the agenda, as the applicant will be meeting with Borough staff to resolve zoning concerns prior to coming before the Planning Commission.

Initial Review of Sign Ordinance: Mr. Bryant noted that Council had requested the Planning Commission review the current Sign Ordinance. Mr. Bryant gave the members a copy of the Ordinance, and requested they provide comments/feedback at the next meeting. Mr. Dieterichs noted the Ordinance currently had a preference for external lighting to be reviewed. Mr. Moxey noted it had no mention of “scrolling messages,” and also was concerned about the brightness of signs at night. Mr. Hintenlang mentioned the lighting ordinance covers some of those concerns. Mr. Eggleston mentioned that on page 1, Item B (3) it mentions that the square footage of a double faced sign is calculated the same as a single faced sign. Mr. Dieterichs noted when he had his double faced sign reviewed, he put it up against the wall to demonstrate there’s no meaningful difference between a single and double faced sign. It was agreed this discussion would be continued at the next meeting, once members had a chance to thoroughly review the Ordinance.

Old Business:

TCDI Draft Plan Review and Architectural Design Guide: Mr. Dieterichs provided an overview of the plan to date. Mr. Bryant asked Mr. Walters if requested changes were made. Mr. Walters noted that in addition to the memo provided at the last meeting, the County added mention of DART, removed the roundabout at Shady Retreat Road and replaced it with information about roundabouts, and noted the Buelah Road gateway was a conceptual idea.

Mr. Bryant noted Mr. Moxey had prepared a memo on light fixtures he wanted added. Mr. Moxey requested Mr. Bryant put back in the “Buy American” provision. Mr. LaMontagne asked how it impacts SALDO and noted the importance of sidewalk size and uniformity. Ms. Lorraine Moxey noted some houses are closer and farther from Butler Avenue. Mr. Bryant noted he had

received feedback from Mr. Binkley and Mr. Stanislaw that the Commission consider recommending to Council that the plan be approved without the Architectural Guidelines. Mr. Walters stated those model guidelines are merely an example document, and the Borough would need to do a separate ordinance to actually enact them.

Mr. Dieterichs made a motion to recommend to Council that the TCDI Plan be approved with the existing list of changes, the changes provide by Mr. Walters this evening, a different photo of roundabouts, the lighting fixtures memo from Mr. Moxey with the Buy American provision retained. The motion was seconded by Mr. Moxey and was unanimously approved by all members present.

Having no further business, Mr. Eggleston made a motion to adjourn. The motion was seconded by Mr. Moxey and the meeting adjourned at 8:24 pm.

Respectfully submitted,

Sam Bryant