

Planning Commission
Meeting Minutes
January 16, 2018

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, Ms. Loren Frasco, Mr. Robert Binkley, Mr. David Holewinski, Mr. Richard Eggleston and Ms. Margaret Remme. Also present were Mr. Sam Bryant, Mr. Mark Hintenlang, and Mr. Kent Baird. Mr. Karl Dieterichs was not in attendance.

Selection of Chair and Vice Chair for 2018: Mr. Stanislaw was selected to continue as Chairman. Ms. Frasco was selected to continue as Vice Chair of the Planning Commission.

Minutes of December 19, 2017: Mr. Stanislaw requested to delete the last section of the minutes where there was a “yea” and “nay” vote. Ms. Frasco made a motion to approve the minutes of December 19, 2017 with minor changes as described. The motion was seconded by Mr. Holewinski and was unanimously approved.

Old Business:

Comprehensive Plan Update: Mr. Baird distributed a basic outline of his ideas on a proposed comprehensive plan. He stated in his experience he has worked on the idea of creating a build out plan to possibilities based on current circumstances in any given municipality. He also stated the plan does need to include connections with the county and surrounding municipalities. He also stated the majority of the work has already been done and that the Borough needs to come up with a new strategy or a new vision which includes “sustainable development.”

Mr. Baird stated it is important to keep the goals achievable and considering the success of the Town Hall meeting and impending survey results, which should be included in the updated comprehensive plan, New Britain Borough is on the right path for what it hopes to become in the near future. He stated a draft of the comprehensive plan could be ready as early as June 2018.

Mr. Bryant stated Borough Intern, Mr. Alex Nagy, is working on creating a bucket type system for categorizing survey results.

Residential Resale U/O: Mr. Bryant stated this will be tabled until next month as he and Mr. Italia are working on a revised ordinance with the main focus being public safety.

Regarding the Residential Resale U/O, Mr. Binkley stated Planning Commission members received an email from Ms. Marie Coia which included an independent study she conducted on surrounding area municipalities’ practices regarding the use of Residential Resale U/O. Mr. Bryant and the Borough Secretary were not included in this email from Ms. Coia, therefore the information in the email were explained.

New Business:

Review of FEMA Floodplain Ordinance Update: Mr. Hintenlang stated FEMA adopted new

maps in 2016 and have since worked on some changes to their floodplain regulations. He also stated that FEMA created these ordinances and if we want to be part of the program and be able to utilize their services, we would need to agree with and abide by their ordinances. Ms. Remmey made a motion to recommend to Borough Council to approve this ordinance update. The motion was seconded by Dr. Parke and was unanimously approved.

Review of Comprehensive SALDO Update: Mr. Hintenlang reviewed the updated changes, most of which were minor changes. He stated that he requested pdfs of the plans so they can be emailed and easily read by Borough Council and Planning Commission members. Mr. Holewinski made a motion to include this on the agenda for the next Borough Council meeting for their review and approval. The motion was seconded by Mr. Eggleston and was unanimously approved.

Enforcement of Existing Lighting Regulations: Mr. Binkley suggested doing a mailing to non-residential addresses. Dr. Parke made a motion to recommend to Council to consider an outreach to Borough businesses. The motion was seconded by Ms. Remmey and was unanimously approved.

Alternate Planning Commission Members: There are no standards set for alternate Planning Commission members. The general consensus of the Planning Commission is that there is no need for this.

Annual Planning Report: Mr. Bryant stated the 2017 Annual Planning Report will need to be completed before March 1, 2018.

Mr. Eggleston made a motion to adjourn the meeting. The motion was seconded by Mr. Holewinski and the meeting adjourned at 9:14 pm.

Respectfully submitted,

Carrie Gamble