

Planning Commission
Meeting Minutes
February 20, 2018

The monthly meeting of the New Britain Planning Commission was called to order by Vice-Chairwoman Ms. Loren Frasco at 7:30 PM. Planning Commission members present were Dr. Michael Parke, Mr. Robert Binkley, Mr. David Holewinski, Mr. Richard Eggleston, Mr. Karl Dieterichs and Ms. Margaret Remy. Also present were Mr. Sam Bryant, Mr. Mark Hintenlang, and Mr. Kent Baird. Mr. Michael Stanislaw was not in attendance.

Minutes of January 16, 2018: Mr. Holewinski made a motion to approve the minutes of January 16, 2018. The motion was seconded by Ms. Remy and was unanimously approved.

Training Opportunity Announcement: Mr. Bryant and Ms. Frasco spoke of the training opportunities for the Planning Commission members which include community planning, subdivision and land development review, and zoning.

Discussion with Potential Developer of 638 East Butler Avenue: Mr. Jude Viscontto spoke of the property at 638 East Butler Avenue and said he is looking for ideas as to what the Borough would like to see and also what would be beneficial for Delaware Valley University students. Ms. Frasco stated that this is her neighborhood and she would like to see something like a mixed use, including a coffee shop, with multiple floors for student housing or apartment living. There was a discussion about the parking situation, as the property does not have enough room for required parking spaces. Mr. Baird stated that since the concept is “creating a village” it is possible to spread parking throughout University Village properties.

Ms. Frasco asked Mr. Viscontto if he has met with Delaware Valley University. He stated he has met with them, however, they could not give him any definitive answer as their strategic plan will take a few years to finish.

In attendance was Mr. Dave Landis. His property is next to 638 East Butler Avenue and he stated he is not happy with the idea of a mixed use property right next door. After owning his property since 1989, he feels he is being pushed out of the Borough. Mr. Bryant stated that buffers could help that situation, as will be done at the Knoell property with Barrie Circle.

Mr. Viscontto stated he will work on some design ideas and submit them to the Borough when they are ready.

Old Business:

Comprehensive Plan Update: Mr. Baird distributed a flow chart of all who should contribute and be part of the Comprehensive Plan. He stated a representative from each committee will be contacted and planning will give them a form to fill out as to what they would like to see included in the Comprehensive Plan. Mr. Holewinski asked if there could be a timeline in place for next month’s meeting. Mr. Baird stated he will have a timeline ready.

New Business:

DTMA Public Water Grant Review: Mr. Bryant stated that DTMA needs a letter from the Borough in order to submit a grant application for public water installation from Hidden Meadows to Butler Avenue through Meyers Avenue and Iron Hill Road. Ms. Remy made a motion to submit a letter to DTMA. The motion was seconded by Dr. Parke and was unanimously approved.

Review of Amended Application for 78 Industrial Drive (The Gutter Guys): Mr. Hintenlang stated the property will be used for a warehouse with a small office. The owners may need 7 or 8 parking spaces inside the warehouse which has been approved by Mr. Mike Italia. He read his review letter with requirements which are all will complies. Mr. Hintenlang recommended the preliminary/final plans to go to Borough Council. Mr. Holewinski made a motion to move the preliminary/final plans to Council. The motion was seconded by Mr. Eggleston and was unanimously approved.

Review of 2017 Annual Activity Report: Mr. Holewinski made a motion to approve the 2017 Annual Activity Report and move it to Borough Council. The motion was seconded by Dr. Parke and was unanimously approved.

Mr. Eggleston made a motion to adjourn the meeting. The motion was seconded by Ms. Remy and the meeting adjourned at 8:43 pm.

Respectfully submitted,

Carrie Gamble