

Commissioner Hitchcock feels that apartment complexes do not provide a sense of ownership and therefore create a different feel to the neighborhood.

Commissioner Turchetti noted that the current ordinance allows short-term rentals in residential neighborhoods. He said a short-term rental is compatible with this neighborhood. It is not a quiet street.

Chairman Taylor said a busy street does not make a difference. Renters do not create a transient neighborhood. They typically have a one-year lease and many renew their lease. He is also concerned about safety, particularly for children. Child predators living in a neighborhood must be registered, allowing residents to know where they reside. Guests at a short-term rental do not provide residents with that same security.

Commissioner Van Deusen agreed. It is also a comfort to parents to know the other children in the neighborhood.

Vice Chair Beyer said there is a different impact when the owner is present while renting.

Mrs. Fiorentino said they are open to having restrictions placed on the rental, such as offering only one unit for rent at a time. Mr. Fiorentino added that they are mostly interested in renting in the summer months, from May to October. They would be fine with that restriction. Short-term rentals allow them the flexibility to utilize the property for their own use during the summer months.

Vice Chair Beyer is concerned that it would be too difficult to enforce restrictions.

Chairman Taylor asked for confirmation on the maximum number of guests and vehicles that would be permitted. Mr. Fiorentino said they would set a limit of four to five guests with up to two vehicles.

Mr. Brown asked which unit is to become the applicant's primary residence. Mrs. Fiorentino said they would like the flexibility to choose, but they would typically occupy the upstairs unit when renting.

Chairman Taylor asked where they would keep their belongings when shifting between the upper and lower unit. Mr. Fiorentino said they would occupy the entire house, most of the time. Mrs. Fiorentino added that there are doors that can be closed to restrict access to certain areas.

Commissioner Manley added that short-term rentals reduce the availability of long-term residences and raise rents. He objects to short term rentals in residential neighborhoods, especially since they are starting to proliferate.

Commissioner Van Deusen said it is important to remain consistent with these types of applications.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Turchetti moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Hitchcock seconded the motion, which failed to carry with a vote (3-4).

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| Commissioner Manley | Voting | NO |
| Commissioner Turchetti | Voting | YES |

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| Commissioner Van Deusen | Voting | NO |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Voting | YES |
| Vice Chairman Beyer | Voting | NO |
| Chairman Taylor | Voting | NO |

Chairman Taylor asked for an alternate motion.

Commissioner Van Deusen moved that the Planning Commission **Deny** the application.

Commissioner Manley seconded the motion, which carried with a vote (4-3).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | NO |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | NO |
| Commissioner Dorschel | Voting | NO |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 02 **Application #22-337A: 343 North Main Street, REMAX REVOLUTION for Architectural Review to install signage. Applicant seeks modification to approval granted on November 09, 2022.**

The applicant was not present. The application will be placed on the agenda for the next Planning Commission meeting to allow the applicant to address comments and questions of the board.

ITEM 03 **Application #23-023A: 191 Pleasant Street, JOHN FRAREY, requesting a Special Use Permit to operate a Carry-Out Restaurant. Proposed use received a Use Variance on February 15, 2023.**

John Frarey and Mike Macri presented the application. They are proposing to open a sandwich shop. This property is in a residential zone district, but has operated as a business for more than 50 years. The former use has been vacated so a use variance was required. They applied for and received this variance from the Zoning Board of Appeals.

Chairman Taylor confirmed the details of the proposal. Mr. Macri said the hours of operation would be from 7 am to 3 pm, with deliveries from 10 am to 3 pm. Seating would accommodate up to 36 people. Parking includes one handicap space, two short-term pick-up spaces and three regular parking spaces in front. There are 14 on-street parking spaces available on Beals and Tillotson Streets. Trash receptacles are located behind the building on a paved area.

Commissioner Van Deusen asked if the entire building is to be utilized for the sandwich shop. Mr. Macri said no. The remainder is a row house with multiple tenants.

Chairman Taylor inquired about the upper level. Mr. Macri said the second story is an attic. It is not living space.

Chairman Taylor believes it is good for cities to have additional destinations to walk to and mingle.

Commissioner Manley asked when the previous grocery store was closed. Mr. Macri said he believes it was 1985 or 1986. They would like to return the space to a food use.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Manley moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Hitchcock seconded the motion, which carried with a vote (7-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Voting | YES |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 04 Application #23-029: 128 Thad Chapin Street, WILLIAM and LINDA PULHAMUS, for Historic Alteration to modify approval from August 10, 2021 relating to the new side entrance created after the removal of the attached garage.

William and Linda Pulhamus presented the application. They received approval in 2021 to remove an attached garage and construct a detached garage. Originally, it was to be an open porch, but they are now proposing an enclosed entryway, with an exterior door and two windows. They wish to preserve the original 1800's door, by adding a second door that is weathertight.

Commissioner Manley asked if the result would be two doorways. Mr. Pulhamus confirmed.

Chairman Taylor asked when they propose to begin the project. Mrs. Pulhamus said they would like to begin immediately.

Mr. Brown noted that there is very limited visibility to the area.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Turchetti seconded the motion, which carried with a vote (7-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |

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| Commissioner Dorschel | Voting | YES |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 05 (Public Hearing) Application #23-035: 243 Gorham Street, FACTORY 243, for Site Plan Review for Phase 2 of a Planned Unit Development: the redevelopment of five existing buildings to create 43 residential units and 6,000 SF of commercial space.

Glenn Thornton, of Thornton Engineering, presented the application. Phase 2 is immediately east of Phase 1 and would be very similar. There is a center courtyard area proposed. Portions of the existing building will be salvaged and turned into 42 apartments and commercial space. 55,000 square feet is to be removed and 49,000 square feet will be retained. There will be five buildings in this phase of the project: 6, 7, 8, 9 and 10. There will be a sidewalk connection between the two phases. More than 60 parking spaces are designated to accommodate a new commercial or light industrial tenant. An existing driveway off of Gorham Street will be relocated to allow access to the area. Traffic studies done previously predicted a less than 10 second delay for exiting traffic. They plan to expand outdoor seating and add additional fire pits. Lighting for the site will be similar to Phase 1. There will be less runoff for the site due to an increase in green space. They are anticipating this to be an 18-month project.

Mr. Brown reminded everyone that a Planned Unit Development, such as this property, is a two-step process. First is the preliminary review, which provides a conceptual plan, then a final review.

Chairman Taylor opened the Public Hearing.

Thomas Insalaco, of 270 Gorham Street, came forward. He commended the applicant for Phase 1 of the project and asked for clarification on which portions of the existing structure will be retained in Phase 2. Mr. Thornton said the structures along the street and the railroad tracks will be retained, along with another building in between.

Mr. Brown confirmed that Building # 7, along the street, will be retained for residential use. Mr. Thornton verified and added that it will be very similar to the building along Gorham Street that was renovated in Phase 1.

Chairman Taylor asked if there was anyone else wishing to speak. No one came forward. Chairman Taylor announced that the Public Hearing will remain open for this application.

Mr. Brown said referrals were sent to the Fire Department and the Department of Public Works and he has not received a formal response, although, the Fire Department expressed an informal approval.

Chairman Taylor asked if Building # 8 is self-contained within the larger building which is to be partially demolished. Mr. Thornton explained that the larger building is comprised of numerous buildings which were connected over the years. Building # 8 was at one time a stand-alone building.

Mr. Brown asked if the landscaping plans will be similar in concept to Phase 1. Mr. Thornton confirmed, although a few of the plant species may have changed. Chairman Taylor recommends referring the project to the Tree Advisory Board.

Chairman Taylor inquired about the undeveloped green space on the east side of the property. He asked if that area will be cleared of all construction debris and landscaped. Mr. Thornton said a large portion will

be top soiled and seeded, but no plantings are proposed. There is a portion of a driveway that may remain for the neighbor's use until they are ready to develop that area.

Commissioner Turchetti is thrilled with the project.

Chairman Taylor said Phase 1 has turned out nicely.

Commissioner Manley said he is enthusiastic about the project after reviewing the preliminary plans.

Vice Chair Beyer said it is an improvement. It is amazing what can be accomplished with an adaptive reuse.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Turchetti moved that the Planning Commission Approve the application as submitted and presented for preliminary approval.

Commissioner Manley seconded the motion, which carried with a vote (7-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Voting | YES |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 06 (Public Hearing) Application #23-037: 86 South Main Street, RESILIENCE BAKERY, requesting a Special Use Permit to operate a Carry-Out Restaurant (bakery).

Paul Piorkowski, business owner, presented the application. His plan is to have a full-service bakery offering breakfast pastries and some breads as well as cakes, cupcakes, wedding cakes, pies, tarts, mini pastries and cookies. There will be some seating available.

Chairman Taylor asked how many seats are proposed. Mr. Piorkowski said no more than 24.

Chairman Taylor inquired about trash removal. Mr. Piorkowski said he has arranged for a small dumpster in the rear of the building in an existing parking space.

Chairman Taylor mentioned signage. Mr. Piorkowski said he will return next month with an application for signage.

Chairman Taylor opened the Public Hearing.

Mike Yarger came forward and spoke in favor of the application.

Mr. Brown said no written comments were received. Chairman Taylor closed the Public Hearing.

Commissioner Hitchcock said the application is straight forward. The business is compatible with others in the neighborhood.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Hitchcock moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Van Deusen seconded the motion, which carried with a vote (7-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Voting | YES |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

Vice Chair Beyer assumed chairmanship for the remaining three applications.

ITEM 07 Application #23-039: 699 South Main Street, UR MEDICINE, for Architectural Review to install signage.

Terry Zappia, of Pierrepont Visual Graphics, presented the application. The applicant is proposing to add a second shield logo over the entrance on the far right, with the word *Urology* below. The existing shield on the left will be modified with the addition of the words *Orthopedics* and *Rehabilitation Service*. The design of the signs is consistent with existing signage.

Vice Chair Beyer inquired about lighting. Mr. Zappia said the logo and UR Medicine Sign are the only portions that will be illuminated.

Chairman Taylor asked for clarification that the additional UR Medicine sign and logo are to be the exact same height and in line with the existing signs. Mr. Zappia confirmed.

Chairman Taylor questioned whether the applicant intends to add the word *Urology* to the existing ground sign. Mr. Zappia said yes. It will be added to the bottom and will match the existing lettering.

Vice Chair Beyer asked if there were any additional comments or questions. Hearing none, she called for a motion.

Commissioner Manley moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Hitchcock seconded the motion, which carried with a vote (7-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |

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| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Voting | YES |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 08 Application #23-015A: 116 South Main Street, MIGHTEA BOBA, Historic Alteration, to install windows signs.

Ian MacDonald, of Historic Sign Restoration, presented the application. The applicant is proposing to add 6-inch ivory lettering to the inside of their five storefront windows and add their logo and hour to the glass entry door. They would like to add a portable a-frame sign to their application as well.

Mr. Brown asked about the construction of the portable sign. Mr. MacDonald said it will be wooden. Commissioner Van Deusen asked about size restrictions. Mr. Brown said 6 square feet is permitted. Mr. MacDonald agreed. It will be 2 feet wide and 3 feet tall.

Chairman Taylor mentioned that the windows must be transparent. Mr. MacDonald said the applicant is planning to create displays in the windows for holidays or special occasions, but the glass itself will not be covered.

Vice Chair Beyer asked if there were any additional comments or questions. Hearing none, she called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Hitchcock seconded the motion, which carried with a vote (7-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Voting | YES |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 09 Application #23-044: 29 South Main Street, 1892 HOTEL, Historic Alteration, to install a projecting sign.

Ian MacDonald, of Historic Sign Restoration, presented the application. The applicant is proposing a projecting sign for their five short-term rental units at 29 South Main Street. The sign will be a stiff-arm mounted sign, hung above the door. It will be a double-sided, 12.25 square foot, square sign constructed from redwood. The lettering will be carved. The sign will hang from existing anchors on the building. It will be painted a deep maroon color with a black perimeter. The front door will be restored and the building address number will be replaced with cut-out numbers to match the sign. The existing brass plaque will also be restored.

Commissioner Van Deusen is pleased with the sign. She asked if there are any plans to paint the building to coordinate with the sign colors. Mr. MacDonald said the sign will tie in with the existing upright stanchions and trim work.

Vice Chair Beyer asked if there were any additional comments or questions. Hearing none, she called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Hitchcock seconded the motion, which carried with a vote (7-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Voting | YES |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

Chairman Taylor resumed chairmanship of the meeting.

MISCELLANEOUS

Stefania Campagna, of 59 Jefferson Avenue, spoke in favor of allowing short-term rentals within residential neighborhoods in the city.

ADJOURNMENT

Mr. Hitchcock moved to adjourn the meeting at 9:05. Commissioner Manley seconded the motion, which carried with a unanimous voice vote (7-0).

Richard Brown
Director of Development & Planning

Stanley Taylor
Planning Commission Chairman