

Name of Body: Planning Board
Tentative Agenda for Meeting of: April 11, 2017
Meeting Begins: 7:00 p.m.
Meeting Location: Council Chambers, City Hall
Amended Agenda Issued: April 7, 2017 at 1:20 PM

AGENDA

Pledge of Allegiance

1. **Approval of the April 4, 2017 Planning Board minutes.**
2. **Consent Calendar**
No Items:

Public Hearings

3. **Special Exception Request – Sports Membership Club – 312 Gannett Dr. – Crisp Classes, LLC**
PUBLIC HEARING
Crisp Classes, LLC is requesting a special exception approval to operate a membership fitness club within the Windward Circle Business Park located at 312 Gannett Drive. The applicant proposes to lease a 5,300 SF office building owned by Windward Development, LLC for a class-based fitness facility where members will be offered yoga, cycling, and "boot-camp" exercise classes along with personal training, per Section 27-903 (f) and (g). The applicant employs two owners and ten staff. There will be three to four employees on shift at one time. The property is further identified as Assessor's Map 85, Lot 14, located within the Light Industrial (IL). FINDINGS
4. **Non-Conforming Lots of Record Approval – Single-Family Residence – 18 Osborne Street – Loring Builders, LLC**
PUBLIC HEARING
Loring Builders, LLC is requesting a site plan approval to develop a non-conforming residential lot of record. The applicant is proposing to construct a three-bedroom 1,212 SF one-story detached single-family home located on the vacant portion of 20 Osborne Avenue (aka 18 Osborne Ave). The parcel is 5,929 SF in size with 50 feet of street frontage. Public utilities are available in the Osborne Avenue ROW. The applicant is proposing a 19-foot tall home with a small front porch. The property is further identified as Assessor's Map 19, Lot 225, located within the Residential A District and the Pleasantdale Neighborhood. FINDINGS
5. **Non-Conforming Lots of Record – Single-Family Residence – 22 Osborne Street – Loring Builders, LLC**
PUBLIC HEARING
Loring Builders, LLC is requesting a site plan approval to develop a non-conforming residential lot of record. The applicant is proposing to construct a three-bedroom 987 SF one-story detached single-family home located at 22 Osborne Avenue. The parcel is 5,929 SF in size with 50 feet of street frontage and was previously owned by

property owner's of 20 Osborne Avenue. Public utilities are available in the Osborne Avenue ROW. The applicant is proposing a 17.5-foot tall home with a small front porch. The property is further identified as Assessor's Map 19, Lot 226B, located within the Residential A District and Pleasantdale Neighborhood. FINDINGS

6. Non-Conforming Lots of Record Approval – Single-Family Residence – 2 Loveitt Street – MF Mitton Construction, LLC

PUBLIC HEARING

MF Mitton Construction, LLC is requesting a site plan approval to develop a non-conforming residential lot of record. The applicant is proposing to construct a three-bedroom 1,012 SF two-story detached single-family home located at 2 Loveitt Street. The parcel is 4,082 SF in size with 50 feet of street frontage. Public utilities are available in the Loveitt Street ROW. The site plan shows parking for two vehicles along the westside of the proposed residence. The property is further identified as Assessor's Map 1, Lot 195B, located within the Residential A District and the Willard Neighborhood. FINDINGS

7. Zoning Text Amendment – Proposed Zoning Ordinance Amendments for Retail Marijuana Establishments and Medical Marijuana Caregiver Cultivation Facilities –

PUBLIC HEARING

It is recommended that this item be postponed to the May 9th Planning Board meeting.

8. Public Comment on Items Not on the Agenda

9. Comments from the Planning Board and Director of Planning & Development

10. Adjournment

Please Note: No new agenda items will be begun after 11:00 p.m. If during the course of a Planning Board meeting it becomes apparent that the Board will not reach certain agenda items, the Board may, prior to its 11:00 p.m. cut-off, offer to the proponents of such items the opportunity to have their items tabled immediately to the beginning of the next regularly scheduled meeting. Agenda items remaining after the 11:00 p.m. cut-off time will automatically be tabled to the next regularly scheduled meeting.

AMENDMENT

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~~1. Approval of the April 4, 2017 Planning Board minutes.~~

1. Approval of the POSTPONEMENT April 4, 2017 Planning Board minutes to the May 9, 2017 Planning Board meeting.