

Chairman Rafaniello inquiries: Attorney Furey explained the redesign was the three buildings versus the two buildings that were approved previously with the Board. The street widening and on street angled parking on Main St. was for traffic calming, landscaping and a lighting plan.

Chairman Rafaniello inquires: Mr. Talmadge explained the Variance request was to redesign the onsite parking and to comply with the parking Regulations.

Mr. Talmadge explained the buildings changed from three building to two buildings. The original plans had four story buildings versus three story buildings, so the surface parking was adjusted. There will be 104 units versus 98 units as with the previous plan. The retail area was the about same square footage.

Attorney Furey explained the setback would be more compliant than the prior plan because the street line had a proposed adjustment to the street line with the Board of Public Works. This would improve the streetscape and the make the site comply with the Regulations. The appropriate setback for the North Creek Conduit was a 21 ft. setback, so the building would not be compromised. The Robert Green Associates report was refiled with the application. The third Variance was for the building fenestration requirement. If the McDonald's was not relocated, this entire plan for the downtown would be non-existent.

The triangular shaped lot was part of the McDonald's site had the McDonald's utilities, electrical line and a drainage line. The applicant would be the property owner and would maintain that triangular area. This also allowed the McDonalds to meet their frontage requirements and retain the drive-thru window, In addition to request one less Variance.

Chairman Rafaniello inquiries: Attorney Furey explained an ingress to the McDonalds was negotiated an access that goes from the Centre Square into their property with an easement on the Centre Square property. The McDonalds has to use their Site Plan for deliveries to their site. The build to line would remain the about the same with the previous plan. The North Main St. property line would become more conforming when the right of way is adjusted.

Attorney Furey explained the plan was amended to construct the parking garage and a plan for the City with a separate driveway to the garage. This limited the frontage of the property. The applicant also gave the McDonalds an access on North Main St. This put design limitations to the applicant's property this evening.

He explained the difficulty of the property was the conduit to the property frontage, the access point for the McDonalds, the design for adequate parking. He explained on Hope St. and North Main St. there would be a restaurant.

Mr. Talmadge explained the applicant had made general plans until there is a tenant for the restaurant with four outdoor dining patios. The prior request on Hope St. did not change, but it also requested a Variance for the entire frontage. The Building #2 was compliant and Building #1 was 45% compliant. The Zoning Commission was allowed to grant 50% compliance.

Chairman Rafaniello inquiries: Attorney Furey noted the frontage requirement was unable to be met because the additional land on the opposite side of the access drive for McDonalds. Also, the curve of Hope St. away from their building. In addition, the need to provide access for the City parking garage and access for McDonalds to Hope St. Mr. Talmadge explained the frontage requirement was unable to be met because the property line was not straight and utilities easements. Also, the Hope St., Lot 5, 50 ft. lot line adjustment by the City and the applicant was the property owner of the driveway

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Lafreniere.

For: Raymond, Radke, Balsam, Lafreniere and Rafaniello.

Against: None.

Abstain: None.

Commissioner Radke explained the applicant worked with the City for the on-street parking in front of the building that looked more esthetic. The applicant worked to satisfy all the property owners. Commissioner Radke explained the reason for the Variance was the applicant wanted to have a clean application for the property. Also, there was a prior approved Variances for the curve on Hope St., a slope, the property frontage, and the three buildings. The applicant worked with the Department of Public Works for the street to be in better compliance. If there was no triangular shaped lot, the Variance and the easement were both

unnecessary. The applicant worked to minimize the requested Variances. There was one Variance reduced. He was in favor of the plans. Commissioner Balsam’s questions were all answered by the representatives. Commissioner Lafreniere was pleased with the traffic flow and angled parking on North Main St. to slow down traffic. Chairman Rafaniello explained this was an outstanding plan and a lot of cooperation for the parties involved. He appreciated the redesign of the plans to improve the situation for the reduced Variances. He wished the applicant great success. The Commissioners had no concerns on the plans.

MOTION: Move to approve Application #3792 – Variance of 1) build-to-line (maximum of 10’ ft.) and 2) building frontage-lot frontage ratio (minimum of 65%) to allow for the construction of a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant, in accordance with the plot plan and information submitted.

By: Rafaniello

Seconded: Lafreniere.

For: Radke, Raymond, Balsam, Lafreniere and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

MISCELLANEOUS:

2. Approval of Minutes – December 6, 2022

Chairman Rafaniello designated regular Commissioners Raymond, Radke and Rafaniello to vote on the December 6, 2022, regular minutes. He also designed alternate Commissioners Lafreniere and Erosenko to vote on the December 6, 2022, regular minutes in place of regular Commissioner Peceovich and alternate Commissioner Callahan with their absences this evening.

MOTION: Move to approve the minutes of the December 6, 2022, regular meeting.

By: Rafaniello

Seconded: Lafreniere.

For: Raymond, Radke, Lafreniere, Erosenko and Rafaniello.

Against: None.

Abstain: None.

ADJOURNMENT:

Chairman Rafaniello designated regular Commissioners Raymond, Radke, Balsam and Rafaniello to vote on the adjournment. He also designed alternate Commissioner Erosenko to vote on the adjournment in place of regular Commissioner Peceovich and alternate Commissioner Callahan with their absences this evening.

MOTION: Move to adjourn at 7:31 P.M.

By: Rafaniello

Seconded: Lafreniere.

For: Radke, Raymond, Balsam, Erosenko and Rafaniello.

Against: None.

Abstain: None.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary