August 18, 2020
Planning & Zoning Summary

Members Present: Dick Trask, Lynn Ekelund, Larry Lieberman, Don Mazzeo, George Cardwell, Andy Gogates, Maurice McGrath

Also Present: Tom Quass Town Coordinator, Sharon Cruz Town engineer, Seth Thompson Town Solicitor, John Hopkins - WBOC, Chris Wilke - WBOC, Joe Reed - Chestnut Properties

Call To Order: Dick Trask, Roll call of Members: Addition to Commission of Andy Gogates

Additions and corrections to agenda: Motion to accept by George Cardwell 2nd Lynn Ekelund Vote: Unanimous

Approval of Synopsis Minutes 7/21/20: Motion to accept by George Cardwell 2nd Lynn Ekelund

A. Old Business Review of Light Industrial District zoning District
Motion to send to council Maurice McGrath 2nd George Cardwell Vote: Unanimous

New Business:
Application by Parker and Associates on behalf of Chestnut Properties for a one year extension of the Preliminary site plan.

Mr. Joe Reed representing Chestnut Properties explained the engineers are not finished due to the restrictions of Covid19.
Presentation of letters from various agencies pertaining to this, were given to the commission.
Dick Trask told the applicant that many people come to us with projects with no problems. One item in paperwork that was concerning stated that there may be dramatic changes to the plans. Questions on DELDOT procedure and the possibility of changes to the entrance to the project were raised.
After much discussion in reference to the letters presented, the applicant assured the commission that no major changes were planned.
Motion to grant the request to extend until August 18, 2021 By George Cardwell 2nd Lynn Ekelund Vote: Unanimous

Loblolly LLC request for a conceptual review of a proposal to place a TV tower o on property on Sam Lucas Road.
This property has a R3 Zoning and would need to have a conditional use granted by council to proceed. There were questions by the commission concerning the need for this tower. Mr. Hopkins explained the needs of the TV station to operate at higher quality to serve the community. Mr. Wilke explained the technical and physical makeup of the tower and its uses.
Don Mazzeo asked that they show adjacent land parcels on paper in relationship to the proposed placement of the tower. Mr. Seth Thompson advised the commission on the legal actions to take.

Request from Mayor and Town Council for an advisory opinion regarding the Dexter Property Annexation.

Don Mazzeo asked whether the applicant can withdraw all or part of the items on its application, after it is accepted as long as it is still legal to do so.
Mr. Thompson replied that yes they may. But they must request to do so.
Dick Trask stated that all documents for the application show the concept presented. If they do have any changes. The applicant must go through the full P&Z application process.

There was much discussion on the possibilities of changes to the design. But the applicant must stay within the parameters of the Annexation Agreement and conceptual plan.
Motion to accept the Advisory report for the Dexter property annexation. Made by George Cardwell 2nd by Larry Lieberman

Chapter 188 Town Code
The ordinance was examined thoroughly by the commission with the professional assistance of our solicitor and town engineer. Who both ably answered all queries put to them.

Motion to Adjourn: Lynn Ekelund 2nd George Cardwell Vote: Unanimous
Submitted by Maurice J. McGrath

Accepted and approved at the 20 October 2020 P&Z meeting.