I. APPROVAL OF MINUTES

1. Approval of Minutes from the November 12, 2015 Planning Board Master Plan Work Session – Unanimously approved.
2. Approval of Minutes from the November 17, 2015 Planning Board Meeting – Unanimously approved, as amended.

II. PUBLIC HEARINGS – NEW BUSINESS

A. Proposed amendments to the Zoning Ordinance, Article 8 – Supplemental Use Standards, inserting new Manufacturing Housing Park Dimensional Standards, and making minor conforming revisions to other sections of the Zoning Ordinance; and proposed repeal of the City Ordinances Chapter 13 – Mobile Home Ordinance, in its entirety.

Voted to recommend to the City Council the proposed amendments to the Zoning Ordinance, as presented.

B. Proposed amendments to the Zoning Ordinance, Article 10 – Environmental Protection Standards, (1) establishing a new Wetland Protection Plan option for certain uses, (2) permitting activities within a wetland buffer that are consistent with an approved Wetland Protection Plan, and (3) inserting a new definition for “impervious surface.”

Voted to recommend to the City Council the proposed amendments to the Zoning Ordinance, as presented.
C. The application of Festival Fun Parks, LLC, Owner, for property located at 2300 Lafayette Road, requesting approval for Earth Products Placement in excess of 100 cubic yards. Said property is shown on Assessor Map 273 as Lot 5 and lies within the Industrial (I) District and Gateway (G) District.

Voted to grant Earth Products Placement approval with the following stipulations:

1) The site shall be restored and/or improved to the same condition as prior to the storage of material.
2) The site shall be fully restored no later than June 1, 2016.
3) Erosion control measures shall remain in place until the site is fully restored.
4) No security shall be required per Section 10.1024.30 of the Zoning Ordinance since timely site restoration is necessary for regular business operations at this site.

III. ADJOURNMENT

A motion to adjourn at 7:20 pm was made and seconded and passed unanimously.

Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board