

**PLANNING BOARD WORKSHOP
SEPTEMBER 21, 1995**

MEMBERS PRESENT: Scott Rawding, Reuben Hull, Mike Bobinsky, Brian Preston, Lionel Martel, Charlie Reynolds, Bob Corsetti and Ron Cole - late

MEMBERS ABSENT: Bob Belmore, Paul Beecher, Martin Smith

STAFF PRESENT: Steven Stancel, Planning Director and Jacqueline Freeman, Recording Secretary.

The meeting opened at 7:00 PM.

In the absence of Ron Cole, Mike Bobinsky nominated Reuben Hull as acting chairman. Brian Preston seconded.

VOTE U/A

Steve Stancel explained the difference between the B-3 and the new proposed B-5 zone. He added that it takes out adult entertainment and gravel pits. He said he pulled the zone line 175 feet back from a portion of Old Rochester Road. He said buffer zones of 100 feet were created. He said the maximum coverage of lots was changed from 33% to 20%. Steve went over the Sign Ordinance for the B-5 zone and said there would be no free standing signs allowed on Old Rochester Road.

Reuben Hull said he has come up with three different scenarios for the rezoning. One of which is to develop a Willand Pond zoning district for the east side of Route 108 or a B-5 zone on a smaller scale. He thought something with hotel, eating and drinking establishments, etc.

Brian Preston said he called people on the opposite side of the road from Western Auto. He said he couldn't get through to four people, four others were for the rezoning, two were totally against it and two were resigned to the rezoning.

Steve Stancel said he received a letter from Mrs. Sherman, she said she is against the rezoning but if it does happen she wants to be part of it.

Charlie Reynolds said that he feels the property on the east side of New Rochester Road will be devalued by this proposal.

Bob Corsetti, stated that he agrees with Charlie if the rezoning is done piece meal. He said developers pick up undervalued property and hold people hostage. He feels the whole piece should be rezoned or nothing.

Steve Stancel said that eventually there will be a need for a four-lane Road. He said the lots on the east side of 108 are smaller and that's why they were not included in the rezoning.

Ernie Clark thought that going two lots deep on the east side and not allowing individual driveway access onto 108 might be an idea to pursue. He said this may be a way of alleviating the devaluation of the property.

Steve asked if there is a consensus to create an Office zone on the east side of Route 108.

Charlie Reynolds said he feels it should be B-5 all the way.

Lee Martel said a lady on Lake Street called him and said she would rather see everything be rezoned.

Mike Bobinsky asked if it would help to have a real estate person speak on the affect this rezoning would have on the value of properties in the area.

Steve Stancel asked for a consensus of whether he was on the right this track with this section of B-5 zone.

No one said that he was not.

Steve Stancel said that we will go to the public hearing and get feedback and then hold another workshop.

The workshop ended at 8:00 PM.