

July 25, 2017

PRESENT Ch. Machelor, A. Welch, C. Marasco, J. Sorce, J. Krupp, Interim Secretary E. Walker

EXCUSED D. Lewandowski

OTHERS Building Inspector Ken Candella, Project Manager Skip Hauth

Ch. Machelor called the Planning Commission Meeting to order at 4:06 PM.

MINUTES Minutes for the Planning Commission Meeting of July 10, 2017 were presented for approval. A motion to approve the minutes was made by J. Krupp with a second by J. Sorce. The motion was passed unanimously.

NEW BUS.

DEV. PLAN Fairchild Place Apartments – 2nd Submission Development Plan Submission
James Jerge, developer, and Dan Sutton of Sutton Architects presented a revised development plan with renderings and a new site plan for the Fairchild Place Apartment Complex that had been previously been approved by all boards. Ch. Machelor pointed out to all concerned that this is considered a new concept for 1st submission and would be handled as such by the Planning Commission. Mr. Sutton gave a detailed presentation of the significant changes made to the main apartment building. By redesigning the patios and moving them from the ends of the building to the sides, the building will now be 15 feet shorter on each end. All mechanicals have now been placed in stone patio walls presenting a much cleaner appearance. One two bedroom apartment has been removed to accomplish the building size reduction. Interior hallways have been adjusted. With these changes, the square footage of each apartment has actually increased. The peaked roof has been changed to a flat roof to lower the height of the building to 30 feet. The roof line has been corniced to offer roof-line relief. The project has also been revised to add 10 additional parking spaces and 2 eight-bay garages units. The developer has also presented revised requests for zoning variances that are greatly reduced over the variances previously granted. All of the originally approved colors and finishes have been carried over to the revised design. The Planning members all agreed that they preferred the pitched roof as opposed to the flat roof. The developer asked if the site plan could be approved with the stipulation that they would return to the Planning Commission with a pitched roof for second submission. A motion was made by J. Krupp to accept the site plan as submitted for 1st submission with the stipulation that the rendering will be amended to include a hip roof on 2nd submission. He further moved to recommend the variances as submitted by the developer to the Zoning Board of Appeals for approval. The motion was seconded by A. Welch. Further discussion indicated that the addition of a hip roof will add a more residential look and appeal to the building. The motion was approved by a vote of 4 to 1.

ADJOURN A. Welch moved and C. Marasco seconded a motion to adjourn the meeting at 4:55 PM. The motion passed unanimously.

Edward L. Walker, Interim Secretary