

**PLANNING COMMISSION – REGULAR MEETING MINUTES  
Tuesday, October 25, 2022**

**I. CALL TO ORDER** – Chair Leavitt-Smith called the meeting to order at 7:00 P.M.

**II. ROLL CALL**

**Present:** Town Planner, George McGregor; Glenn Chalder, President of Planimetrics; Chair, Erin Leavitt-Smith; Secretary, William Rice; Holly Beum, Diane Duran, Julie Eaton, Marcus Furze, and Craig MacCormac.

**Absent:** Joseph Campolieta and Donald Colantonio.

Diane Duran and Craig MacCormac were appointed as regular seated members for tonight’s meeting.

**PLEDGE OF ALLEGIANCE**

All present stood for the Pledge of Allegiance.

**III. APPROVAL OF MINUTES OF THE OCTOBER 11, 2022, REGULAR MEETING**

- Chair Leavitt-Smith stated that on Page 2, Line 55 Glenn Chalder is not aiding the Board on the housing plan, but on the POCD.
- Chair Leavitt-Smith stated that on Page 4, Line 141 that it does not say who seconded the motion. Secretary Rice stated that on Page 4, Line 121 says who seconded the motion. They both requested that future motions be written with who seconds the motion right after who makes the motion.

**MOTION:** Secretary Rice made a motion, seconded by Chair Leavitt-Smith, to accept the Minutes of the October 11, 2022, Regular Meeting as amended. The motion carried unanimously. Commissioner Beum and Commissioner MacCormac abstained. (4-0-2).

**IV. PUBLIC HEARINGS**

- 1. Application #22-01** of Dorset Crossing LLC, Owner/Applicant; for re-subdivision of Lot A on the property located at 30 Dorset Crossing (Assessor’s Map I04 Block 403, Lot 013-A). Zone PAD.
  - Dave Ziaks, President of F.A. Hesketh & Associates, Inc. stated that only one building has been built on Lot A and there is space to develop. The owners would like to split the lot into two, Lot A and Lot H. Lot A would get smaller, it is currently at 6.49 acres and would decrease to

47 1.85 acres with it's one existing building. Lot H, which 4.64 acres and  
48 all of the other approved development would be on that lot.

- 49 • Commissioner Beum inquired to Mr. Ziaks what the reason was for the  
50 re-subdivision and what the building on Lot A would be used for.
- 51 • Mr. Ziaks responded that the building on Lot A is being sold and the  
52 owners want that building to have its own lot, and it would be used for  
53 medical uses.
- 54 • Commissioner MacCormac inquired to Mr. Ziaks if this would modify  
55 the marketability of Lot H.
- 56 • Mr. Ziaks responded that it would be beneficial to owners of businesses  
57 to have to their buildings on their own land.
- 58 • Secretary Rice inquired to Mr. McGregor if the town staff has reviewed  
59 this application as it pertains to the subdivision regulations.
- 60 • Mr. McGregor responded that the town staff has reviewed the  
61 application and it meets the subdivision regulations and it meets the  
62 zoning regulations of the master plan.
- 63 • Mr. McGregor stated that town staff recommended an additional  
64 condition related to future construction and the submission of a unified  
65 parking and access plan.

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67 **MOTION:** Commissioner Beum made a motion, seconded by Chair Leavitt-  
68 Smith, to close the public hearing on **Application #22-01** of Dorset Crossing  
69 LLC, Owner/Applicant; for re-subdivision of Lot A on the property located at  
70 30 Dorset Crossing (Assessor's Map I04 Block 403, Lot 013-A). Zone PAD.  
71 The motion carried unanimously. (6-0-0).

## 72 73 **V. NEW BUSINESS**

- 74  
75 **1. Application #22-01** of Dorset Crossing LLC, Owner/Applicant; for re-  
76 subdivision of Lot A on the property located at 30 Dorset Crossing (Assessor's  
77 Map I04 Block 403, Lot 013-A). Zone PAD.

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79 **MOTION:** Secretary Rice made a motion, seconded by Commissioner  
80 MacCormac, to approve **Application #22-01** of Dorset Crossing LLC,  
81 Owner/Applicant; for re-subdivision of Lot A, 6.49 acres with a 15,000 sq ft  
82 medical building, into a smaller 1.85 acres lot in creation of new Lot H, 4.64  
83 acres on the property located at 30 Dorset Crossing (Assessor's Map I04 Block  
84 403, Lot 013-A). Zone PAD. Upon finding the re-subdivision is consistent with  
85 the town's subdivision regulations and the approved master development plan  
86 for Dorset Crossing subject to the following conditions of approval: 1. The  
87 project shall be developed in substantial conformance to the concept re-  
88 subdivision plan for Dorset Crossing progress print dated 9/27/22, prepared by  
89 F. A. Hesketh & Associates, Inc. prior to the issuance of any building permit to  
90 construct buildings 1, 3, 4, 5, or 6 on Lots A, H or F, the developers shall submit  
91 a unified parking and access plan in a form acceptable to the town. The motion  
92 carried unanimously. (6-0-0).

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**VI. PLAN OF CONSERVATION AND DEVELOPMENT**

**1. POCD Update Introductory Discussion**

- A community meeting in January was established.
- There was a review of a public survey that will be released in the upcoming weeks. Length of survey, format of questions, topics of questions, access to the survey, and promotion of the survey were discussed.

**VII. CORRESPONDENCE**

No correspondence.

**VIII. ADJOURNEMNT**

**MOTION:** Secretary Rice made a motion, seconded by Commissioner Beum, to adjourn the meeting. The motion carried unanimously. (6-0-0).

Chair Leavitt-Smith adjourned the meeting at 7:35 P.M.

Respectfully Submitted,

Amanda Blaze  
Commission Clerk