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Meeting ID: 959 7035 0517 | Passcode: 123456

Board Members

Sean Donnelly, Chairman *Absent*
Brad Minger
Roger Mellen
Cheryl Marinelli
Bruce Hanawalt

Town Staff

Jennifer Tucker, Town Clerk
Tom Harowski, Interim Planner
David Langley, Attorney

Having been duly advertised as required by law, in the absence of Chairman Donnelly, Attorney David Langley called the Planning and Zoning Commission Meeting to order at 6:00pm.

Due to the recent resignation of Vice Chair LeighAnn Pflugh, a new vice chair needed to be selected. Attorney Langley asked for nominations. Roger Mellen nominated Brad Minger.

Motion by Roger Mellen to approve the nomination of Brad Minger as Vice Chair, seconded by Bruce Hanawalt.

Motion approved unanimously by voice vote.

Yea: Minger, Mellen, Marinelli, Hanawalt

Nay: None

Brad Minger gave the invocation and led the Pledge of Allegiance. Roll Call was performed, confirmation of the meeting notification was acknowledged, and it was determined that a quorum was present.

A. APPROVAL OF MINUTES

1. March 27, 2025

Motion by Roger Mellen to approve, seconded by Bruce Hanawalt.

Motion approved unanimously by voice vote.

Yea: Minger, Mellen, Marinelli, Hanawalt

Nay: None

B. NEW BUSINESS

Discussion and Review of Major Site Plan Application for Mack Concrete.

Town Planner Tom Harowski presented Mack Concrete's Major Site Plan application for a 156,000 sq. ft. indoor manufacturing facility. The project aims to transition current outdoor operations indoors, improving working conditions without increasing traffic. A height variance was approved in December 2024, and the site plan is now under review. Some issues—mainly related to parking—may require an additional variance, which will be addressed at a future meeting. Tonight's discussion is informational, allowing Council and the applicant to identify and address any concerns ahead of formal action.

The project engineer, Chuck Hyatt, confirmed that Mack Concrete would need a variance due to the large gap between required parking (over 500 spaces) and what's being provided. Council members raised questions about lighting, noise insulation, and proximity to residential development. Public comment centered on the approval timeline, with discussion of whether a special meeting could expedite the process, though advertising requirements may limit that. Overall, the tone was supportive, but procedural delays due to required variances were acknowledged.

In closing, board members requested printed meeting packets to be available at least five business days in advance and discussed pickup options. There was consensus on allowing individual preferences for printed vs. digital copies to avoid waste. Members also requested access to building codes during meetings and the town's comprehensive plan.

K. ADJORNMENT 6:44pm

Respectfully submitted,

Sean Donnelly, Chairman

ATTEST:

Jennifer Tucker, Town Clerk