

Ms. Grzelecki & Mr. Goodwin did not think they should.

Mr. Mallozzi questioned whether the Manual addresses the needs of the Commission in terms of submittal requirements.

Mr. Walker commented that there is sufficient technology available to present the proposal in ways that will aide the Commission.

Mr. Mellick asked whether the statutory clock could be amended to allow the applicant's more time to review the plan with the "design group" prior to submitting the application.

Mr. Goodwin asked whether the design review occurred before the statutory clock started.

Mr. Jarboe stated that the application clock starts at the date of receipt as stated within the regulations.

Mr. Mellick asked whether the applicant could meet with the "design group" after the application was submitted.

Mr. Jarboe stated that once the application was submitted they could not meet with the "design group". He further stated that the applicant could be encouraged to meet with the "design group" before submitting an application, but could not mandate it.

Mr. Turner suggested that the application be reviewed upon submittal to determine whether it is complete or not.

Item 3:

Mr. Kleppin recommended that a date not be set for the next Public Hearing until he had a chance to talk to the Chamber of Commerce, which is tentatively scheduled for the end of September & until Glenn Chalder, Planimetrics, LLC, had a chance to complete the buildout.

Item 4:

The SubCommittee will meet on the 17th of September at 6:30 PM to review photos & work on the Design Manual.

The SubCommittee will also meet on the 29th of September at 6:00 PM to make final modifications to the Manual.

The SubCommittee also inquired whether Glenn Chalder, Planimetrics, LLC, could come to a meeting to present his findings.

Mr. Kleppin stated he would follow-up with Mr. Chalder.

Mr. Papp also mentioned that the "flyer" being distributed in town is full of falsehoods. He questioned whether there was an interested party who would like to see the existing zone retained. He also pointed out that not rezoning the property would more likely lend itself to a larger big-box store on one or more of the properties.

Mr. Goodwin stated that fee-in-lieu-of parking was not going to be considered as part of the Business D zone.

Mr. Goodwin also stated that we should put together a one-page information sheet on the proposal, as previously discussed.

Mr. Turner stated that 3D modeling would help to graphically present the buildout.

Ms. Grzelecki stated she was concerned there was a petition right next to the document containing misinformation and people reading the document could be taking it as fact.

The meeting adjourned at 6:54 p.m.

Kent Turner, Subcommittee Chairman